PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
November 5, 2026

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/89661196525

WORK SESSION

1:00 p.m. - Discuss the Council's Strategic Priorities (Staff Report to Follow)

1:45 p.m. - Environmental Sustainability Efforts Update

3:00 pm - 2034 Games Local Organizing Committee Strategy Discussion

4:00 p.m. - Review Letter of Consent between Park City Ice Arena and Snyderville Basin Special Recreation District

4:15 p.m. - Discuss Ice Arena Feasibility Study

5:15 p.m. - Break

REGULAR MEETING - 5:30 p.m.

I. ROLL CALL

II. APPOINTMENT

1. Appoint Cory Cameron as Finance Director for Park City Municipal Corporation

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

IV. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments

Staff Communications Reports

1. August 2026 Sales Tax Report

V. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from October 8, 9, and 22, 2026

VI. CONSENT AGENDA

1. Request to Approve the Nonprofit Services Advisory Committee's Recommendations for Emergent Community Needs Grant Awards

2. Request to Authorize the City Manager to Execute a Construction Agreement with Mint Construction, in a Form Approved by the City Attorney's Office, Not to Exceed $795,237 for the PC MARC Locker Rooms Project

3. Request to Approve Resolution No. 20-2026, a Resolution Proclaiming November 11, 2026 as a Day to Honor Veterans in Park City, Utah

4. Request to Authorize the City Manager to Execute a Design Professional Services Agreement, in a Form Approved by the City Attorney, with Hansen, Allen & Luce, Inc., Not to Exceed $190,407.80, to Provide Engineering Services

5. Request to Approve Resolution 21-2026, a Resolution Approving City Council Rules of Order and Procedure, Park City, Utah

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 Report

Subject: Sustainability Work Session
Author: Celia Peterson and Luke Cartin
Department: Sustainability
Date: November 5, 2026

Recommendation

Discuss and provide direction on Park City's sustainability work and decarbonization priorities.

Executive Summary

Park City faces increasing exposure to wildfire, drought, extreme precipitation, water constraints, erratic energy costs, and other disruptions. Meanwhile, maintaining a vibrant economy and quality of life all depend on a healthy and resilient natural environment.

In 2016, City Council established what at the time was North America's most ambitious climate goals: to be net-zero carbon and running on 100% renewable electricity for municipal operations by 2022 and by 2030 community-wide.

Pandemic disruptions and solar panel tariff challenges delayed progress, however Park City Municipal achieved net-zero carbon emissions and net-100% renewable electricity for government operations in 2025. The underlying strategies guiding this work are simple: efficiency, electrification, renewables and regeneration.

We acknowledge that Park City is also entering an important period of development and investment. The 2034 Olympic and Paralympic Winter Games provide a unique opportunity to make infrastructure and community investments that improve Park City's long-term viability.

This staff report is organized by what Park City has recently accomplished, what is being worked on, and future concepts.

What Park City has accomplished

1. Demonstrated Cost Savings Through Efficiency
    - Net-Zero Municipal Facilities. We've developed an impactful approach to zero emissions buildings. For example, the new golf maintenance building was built using net-zero efficiency principles, dramatically reducing operational energy use despite its larger size with an earthen roof for added insulation. The new 3Kings Water Treatment Facility utilizes hydropower and water source heating to harvest energy from mine tunnel water.
    - Fiscal Responsibility. Energy efficiency in municipal facilities directly lowers utility costs. Simple efficiency projects have saved the City hundreds of thousands of dollars annually in utility costs. The cheapest energy is the

energy we do not need to purchase. We have utilized Rocky Mountain Power's wattsmart program to upgrade municipal lighting and HVAC systems, resulting in significant annual savings on utility bills.

2. Achieved Net-Zero Carbon and 100% Renewable Electricity for City Operations
   - Elektron Solar Project. We partnered to build 80 MW of renewable electricity onto the grid by partnering with Summit County, local ski resorts, and regional partners. This solar installation provides net-100% of electricity use by municipal operations, including electric transit and EV charging infrastructure.
   - FY25 Net-Zero Milestone. We successfully reached net-zero emissions across all municipal operations, thanks to renewable electricity, efficiency projects, and carbon sequestered in our protected lands, see Exhibit A.

3. Established Foundations for Decarbonization
   - Strategic Action Plan for Buildings. The City worked with Utah Clean Energy, Summit County, the Park City Community Foundation, businesses, resorts, residents, and other stakeholders to develop a Strategic Action Plan for Building Decarbonization. Decarbonization is the process of reducing or eliminating carbon dioxide and other climate warming emissions from human activities. The primary goal is to shift away from fossil fuels and slow down climate change. The plan identified practical strategies for both existing buildings and new construction, financial tools and engagement programs for impact including a stretch code and robust green business program.
   - Zero Energy Building Standard. In 2017, Park City established a Zero Energy Performance standard for City projects requiring buildings to prioritize energy efficiency and renewable energy production. The City is now updating this policy for clarity and to improve transparency and alignment with a definition for zero emissions buildings vetted by the DOE and national laboratories.

4. Waste Reduction and Circular Economy
   - Zero Waste Initiatives. We have shifted focus from traditional recycling to waste reduction, material reuse and resource recovery, sponsored the 2026 Zero Waste Forum, and piloted a reusable to-go container pilot funded by a federal EPA grant. The City recently passed a waste reduction ordinance that will drive diversion of materials from the landfill. The City worked for over a decade to find Recycle Utah a new home.
   - Green Business Program. Upon establishment of net-zero goals in 2016, staff convened several focus groups that identified a robust program for businesses. We led partnerships and program design for a countywide program that connects local businesses to resources and advisory services on waste reduction and energy transition. This program provides a platform for businesses to work towards sustainability, gain verifiable recognition and celebrate community wins

5. Thought Leadership and Thriving Community

- Mountain Towns 2030. This annual event convenes diverse stakeholders with vested interest in building climate resilience in mountain towns. It elevates the conversation of climate change in outdoor tourism-based economies. Park City is a Mountain Towns 2030 anchor community, which means it is recognized for its leadership in climate action and its commitment to collaborating with other mountain communities to advance practical climate solutions, share expertise, and accelerate progress toward a more sustainable and climate-resilient future.
- Utah2034 Winter Olympic and Paralympic Games bid. Park City staff provided the initial approach, provided commentary to State officials, and wrote the sustainability section for the 2034 Olympic and Paralympic Games, see Exhibit B. Concepts such as deep decarbonization for venue facilities, Great Salt Lake watershed regeneration, regional air quality improvements, and safe, accessible multimodal transit improvements are all connected to Park City's sustainability work.

What we are doing today

- Exploring Thermal Energy Networks (TENs)
  - Wastewater Heat Recovery. Nearing completion of Phase 2 feasibility studies analyzing heat recovery from local wastewater systems and thermal properties for ground source heat storage.
  - District Heating and Cooling. Evaluating a shared thermal energy network for the Bonanza 5-acre development and surrounding neighborhoods to provide highly efficient, affordable heating and cooling without natural gas combustion.

- Biochar and Regional Carbon Markets
  - Wildfire Risk and Soil Restoration. Implementing the Climate Smart Communities funded biochar program to manage biomass from wildfire mitigation efforts while building soil health.
  - Revenue Opportunities. Through carbon sequestration, we are investigating the options to utilize carbon offsets gained through biochar production to generate ongoing revenue for local resilience projects.

- Zero Emissions Stretch Code
  - Targeted Efficiency for Buildings. Developing a voluntary stretch code with clear definitions, criteria and transparent processes offers a clear pathway for decarbonizing buildings. The stretch code clarifies pathways for new and existing buildings, both residential and commercial.
  - Incentives for High Performance. Develop incentives within the land management code for meeting the voluntary stretch code provisions.

- Improving Waste Reduction and Diversion
  - Waste Reduction Ordinance. Standardizing waste data collection across local haulers and businesses to extend regional landfill lifespans and cut disposal costs.

- The City is working with businesses, haulers, Summit County, and community partners to improve waste data and recycling systems. The objective is not to just recycle more, but more importantly to capitalize on product reuse and capturing material values that would otherwise be wasted. It is to understand the material flows through Park City and identify opportunities to reduce purchasing, reduce disposal costs, reuse materials, recover valuable items and resources, and extend the life of regional landfill infrastructure. This is especially important as Park City grows and prepares for increased visitation associated with the 2034 Games.

- Utah Renewable Communities
  - Park City is an anchor community with Utah Renewable Communities. Noticing is currently going out to all electricity customers in 16 communities that describes how the net-100% clean energy program works, bill impacts, and how to opt-out. This first-in-the-nation program is striving to offer significant clean energy that will create a competitive choice for electricity.
  - Supporting implementation of the 2025 General Plan
    - The 2025 General Plan provides an important policy foundation for the next phase of sustainability work. Among its recommendations are continued environmental leadership, waste reduction, energy efficiency, renewable energy, and future carbon neutrality. It also identifies opportunities to incorporate resource conservation and sustainability considerations into land-use and development decisions.

Where we can go

1. Continue the focus on Efficiency, Electrification, Renewables, and Regeneration (EERR).

These combined strategies focus on conservation and innovation through leadership. The goal is not a static plan but rather adjusting programs and projects within these overarching strategies to lead to a more resilient and sustainable community into the future.

2. Expand focus on local, distributed, zero emissions development and energy production
   - Thermal Energy Networks create an opportunity for Park City to consider. There continues to be federal direct-pay incentives for ground source heating projects, which can significantly lower capital investment. This could potentially lead to creation of a new utility and enterprise fund for the City that provides our community with stable cost, low maintenance, carbon-free source of heating and cooling that can be expanded throughout town. These systems become more stable and affordable as new “loops” are added to the systems over time.
   - Rooftop Solar. There is an opportunity to deploy more rooftop solar throughout our community. This three-year program would provide property owners with a streamlined, lower cost program to install rooftop solar, further improving community resilience.

- Update and use the Zero Emissions Stretch Code as a requirement for city buildings and projects built on city property or using municipal funds. In addition, as a voluntary tool to incentivize decarbonization for private projects. The stretch code can become one of the City's most practical near-term tools for improving the performance of new developments within the confines of Utah’s non-home rule status.

3. Treat the 2034 Games as a catalyst for long-term infrastructure improvements and make Park City a demonstration community for practical sustainability.

   Park City and Summit County are preparing for the 2034 Winter Olympic and Paralympic Games. Park City sustainability staff previously contributed substantially to the sustainability section of Utah's Olympic bid, including recommendations related to deep energy retrofits, community-scale reuse systems, local food systems, ecosystem health, and a regional carbon-trading approach.

   The opportunity now is to ensure that this expertise is systematically integrated into Olympic planning. Potential areas include:
   - Buildings: Deep energy retrofits and high-performance new construction, including use of the Zero Emissions Stretch Code where applicable.
   - Energy: Renewable electricity, efficiency, electrification, and thermal energy networks.
   - Transportation: Electrification, transit, safe and accessible multimodal trails and pathways, focused on reduced vehicle dependence.
   - Zero Waste: Reuse systems, material recovery, food waste reduction, and procurement that emphasizes sustainability.
   - Water: Conservation, efficiency, and protection of local water resources.
   - Land and ecosystems: Wildfire resilience, soil health, restoration, and carbon storage.
   - Local economy: Business efficiency, local procurement, local food systems, and opportunities for new clean-technology businesses.

   The objective should be to ensure that every major Olympic-related investment is evaluated not only for what it does in 2034, but for what it leaves Park City with in 2035, 2045, and beyond.

Why this matters
The purpose of renewed sustainability work is not to focus on jargon heavy goals that are unrelatable to the community. It is to make Park City more stable, efficient, resilient, and economically competitive.

Decarbonization can reduce exposure to volatile fossil-fuel costs and other economic disruptors. Energy efficiency can lower operating expenses. Water conservation can protect a constrained resource. Waste reduction can extend landfill capacity and recover material value. Healthy soils and landscapes can improve drought tolerance

and wildfire resilience while sequestering carbon. Electrification can reduce fuel and maintenance costs in appropriate applications. Renewable energy can provide a long-term hedge against fuel-price volatility.

These are practical investments in the community's future. Climate conditions are changing, but Park City does not need to predict exactly what every future condition will look like. The City can prepare by becoming more efficient, strengthening infrastructure, diversifying energy sources, protecting natural systems, and investing in technologies and practices that provide multiple benefits. The most effective sustainability strategy for Park City is therefore also a strategy for long-term stability.

Exhibits

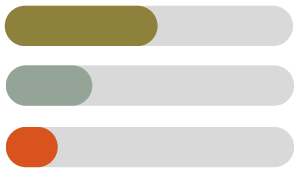
A PCMC Net-zero Municipal Goal
B SLC-2034 Sustainability

Park City Municipal Achieves Climate Goals

Park City has set ambitious climate goals to achieve 100% Renewable Electricity and Net-Zero emissions for municipal operations by 2022 and community-wide by 2030. Over the past several years, Park City has driven efforts to make these goals a reality through four strategies: Renewable Energy, Energy Efficiency, Electrification, and Regeneration. The City's 2025 FY Greenhouse Gas Inventory for direct emissions (from fuels burned within City boundaries) and indirect emissions (from electricity consumption) officially confirms Park City Municipal has achieved 100% Renewable Electricity and Net-Zero emissions!

2025 EMISSIONS BREAKDOWN

Direct Emissions



Avoided Indirect Emissions

Renewable energy generated from the Elektron Solar project exceeds Park City's electricity consumption, offsetting Park City's electricity emissions with 100% renewable electricity.

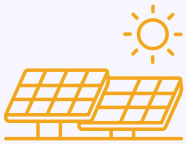


PARK CITY'S PATH TO NET-ZERO

With significant reductions to direct emissions, elimination of electricity emissions due to Elektron Solar project, and carbon sinks from public lands, Park City has achieved net-negative emissions for direct and indirect sources.

CLIMATE ACTION HIGHLIGHTS

Renewable Energy



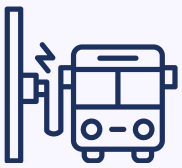
Park City generated **12,900 MWh** of renewable energy from the Elektron Solar project, enough to power **1,058 homes** a year!

Energy Efficiency



Park City implemented energy efficiency projects in municipal buildings and facilities, saving over **3,204,491 kWh** of energy per year!

Electrification



The Fleet Department has **20 electric buses** in its fleet, leading to a reduction of **1355 MT** of transit emissions from 2016!

Regeneration



The Trails and Open Space Department manages and protects over **10,000 acres** of public lands that absorb **7,101 MT** of carbon each year!

3531 MT	+	3,382 MT	- 3,382 MT	- 7,101 MT	=	- 3570 MT
Direct Emissions		Electricity Emissions	Elektron Solar	Carbon Sinks		Net-Zero Achieved

LOOKING FORWARD TO 2030

The municipal climate goals have been achieved thanks to the dedicated efforts of City leadership and staff. Park City Sustainability looks forward to achieving the community-wide municipal goal of 100% renewable electricity and net-zero emissions by 2030 with the support of City leadership, residents, and businesses.
Visit **parkcity.gov/departments/environmental-sustainability** to learn how you can get involved.



SALT LAKE CITY—UTAH COMMITTEE FOR THE GAMES

Future Host Questionnaire Response

SALT LAKE CITY UTAH
ASPIRING TO WELCOME THE OLYMPIC & PARALYMPIC WINTER GAMES 2034

THEME

4

SUSTAINABILITY



4.1 SUSTAINABILITY

28. Sustainability ambition

SLC-UT's sustainability ambitions are transformative for the state and its citizens. These ambitions support the key pillar of the Games vision—to elevate our communities—and is fully aligned with the IOC's overall vision of building a better world through sport.

The 2034 Games will serve as a showcase for adopting best practices in environmental and social responsibility. The Olympic spirit can be harnessed to deliver significant climate action in Utah and beyond, contributing to the Olympic and Paralympic Movements while building upon the legacy from the 2002 Games--a legacy that continues to benefit local communities, the state, the nation, and winter sport athletes from around the world.

A changing climate presents challenges to winter sport and to communities across the region and worldwide. Now, more than ever, the Games represent a unique opportunity to bring people together and to catalyze social progress. SLC-UT is committed to being a partner with the IOC, IPC, IFs, and other stakeholders in sustainability through aggressive, innovative, and practical actions related to the planning, delivery, and legacy of the 2034 Games.

A holistic approach

SLC-UT's sustainability approach is holistic. It considers the broader Games impact across environmental, social, and economic dimensions while spanning the full timeline from pre-Games planning, to delivery, and through legacy. This broad ambition also extends beyond the activities of the OCOG and will involve all key stakeholders to ensure sustainable legacies that will align with local and regional long-term goals.

A confident vision

100% of all competition and non-competition venues exist and are well maintained. The current infrastructure in the Games region can support the scope of Games operations. A no-build Games negates impacts related to major construction activity, and allows the OCOG to focus intently on other, often less-considered, areas of sustainability.

Specific sustainability and Games impact goals that a SLC-UT 2034 Games will achieve across the environment, social, and economic dimensions include:

- Winter Games with GHG reductions greater than the Games residual emissions combined
- Improved energy efficiency and transition to renewable energy solutions at Games venues with the aim of ongoing net-zero performance; aggressively pursuing Games-time temporary power solutions supported by renewable energy sources
- Sustainable transport solutions that maximize use of public transportation, no / low emission vehicles, and active travel modes (e.g., safe walking paths and biking infrastructure) before, during and after the Games.
- Snow and ice management strategies that conserve energy, water and low emissions.
- Helping communities, venues, partners, and key stakeholders accelerate climate action and transitions to sustainable operations within their organizations
- Responsible sourcing practices for goods and services that optimize a circular economy and extend the lifecycle of materials
- Expanded opportunities and visibility for participation from typically underrepresented groups.

- Staffing strategies for the OCOG that promote gender equality, expand opportunities for people with impairments, and reflect the increasing diversity of local communities
- Leveraging the expertise of 2002 leaders to mentor the next generation of young talent in the OCOG and partnering organizations.

Priority actions to achieve a sustainable Games include:

Protecting the Great Salt Lake ecosystem

Drought is the most pressing climate threat for Utahns. Declining Great Salt Lake water levels is a trend that communities in Utah are working hard to reverse -- the so-called "lake effect" is what creates Utah's famed "greatest snow on earth." The OCOG will work with state and local governments to ensure the Great Salt Lake's biological and environmental viability.

Protecting the Salt Lake Valley airshed

The Salt Lake Valley, nestled amidst the stunning Wasatch Mountains, boasts breathtaking scenery and a vibrant cultural scene. However, this picturesque backdrop is occasionally obscured by air pollution, exacerbated by high-pressure temperature inversions. Improving air quality is a top priority for state and local governments, and the SLC-UT team will work with elected leaders to improve air quality leading up to and during the Games.

The following priority actions support clean air and support the transition to a carbon free future.

Reducing emissions from energy supplies

Upon award of the 2034 Winter Games, SLC-UT will work with community leaders and other key stakeholders toward a goal of 100% zero-carbon electricity generation mix for Games venues. There is already considerable momentum in this direction with passage of the Community Renewable Energy Act and work with Provo Power. SLC-UT also intends to support local companies in procuring a diverse mix of clean energy resources to power Utah host communities and adopt new renewable technologies, such as geothermal and pumped hydro, which Utah is well suited for in renewable energy development. The OCOG also aims to catalyze projects such as organic waste diversion from local landfills to Wasatch Resource Recovery, an anaerobic digester that creates renewable natural gas/biogas from waste that would otherwise contribute to climate change. The team will work to procure net-zero emission temporary and backup power for broadcasting, lighting, etc., using stationary battery storage and hydrogen fuel cells.

Accelerating zero-emissions buildings

The IPCC AR6 WGIII SPM C.7.3. states that the largest share of building emissions mitigation potential in developed countries "is within the retrofit of existing buildings. The 2020-2030 decade is critical for accelerating the learning of know-how, building the technical and institutional capacity, setting the appropriate governance structures, ensuring the flow of finance, and in developing the skills needed to fully capture the mitigation potential of buildings." The 2034 Games concept relies on existing venues and facilities, so it will be an ideal opportunity to catalyze building electrification and retrofit programs that will develop skills and improve clean tech workforce capacity within Utah.

Currently 1.7% of households in the region heat their homes with heat pumps, but 53% of homes have heating equipment that is more than 10 years old and will likely be replaced by the Olympics (Source: EIA). Preparing for the 2034 Games will catalyze support for efficient electrified space and water heating options, and SLC-UT will work with leaders in host communities to set ambitious zero-emissions goals for venues, contributing to a legacy of cleaner air, reduced energy consumption, and workforce training to support sustainable development in Utah.

The Games will provide opportunities through creative financing and innovation to promote onsite energy generation and storage technologies at permanent facilities, especially facilities that could serve as community gathering spaces in the event of power outages, disaster, and other public emergencies.

Prioritizing efficient transportation options

SLC-UT aims to catalyze the transition from personal vehicle use to shared rides, public transit or human-powered mobility for sport. The OCOG will work with local transit authorities, Games logistics providers and other contractors and key stakeholders to prioritize procurement of multimodal, low-emissions transportation options. These aims extend beyond the duration of the Games, with the intent to work with local venues to increase the number of fans arriving via public transit, carpooling and active transportation. SLC-UT will also support long-term plans of state and local agencies to deploy zero-emissions transportation options.

Engaging new voices and mobilizing climate action

Utah is playing a helpful role in developing new political voices addressing a changing climate. Hosting the 2034 Games will provide support for current and future leaders to accelerate ambition on climate action and greenhouse gas emission reductions.

Gender equality and inclusion

SLC-UT will promote diverse participation and leadership in all aspects of the Games, from athletes and officials to volunteers and spectators. The Games will be fully accessible for those with impairments, championing people from diverse backgrounds and fostering a welcoming and inclusive atmosphere for all.

The Games will also empower women and marginalized communities through skills development, job creation and entrepreneurial opportunities.

Human rights

SLC-UT will ensure fair labor practices and working conditions for all involved in the Games, including construction workers, service providers and volunteers. Special efforts will be taken to engage with and respect the rights and cultural heritage of Utah's eight Native American tribal nations.

The OCOG will uphold the highest standards of transparency and accountability in all aspects of Games organization and governance. Local communities will be integrated to ensure the Games' positive impact on human rights extends beyond the event, promoting lasting social progress and addressing existing inequalities.

Stakeholder engagement

29. Stakeholder engagement strategy

The success of the 2002 Games and its legacy could not have been achieved without the ongoing, extensive engagement of stakeholders from local communities, businesses, government, nonprofits, sport organizations, and NGOs. The OCOG's Stakeholder Engagement Strategy (SES) will evolve the existing framework to support the scale and scope of the 2034 Games sustainability, impact, and legacy goals.

The SES will adhere to the principles of AccountAbility's AA1000 Series of Standards, specifically AA1000SES (2015) pertaining to creating and conducting inclusive sustainability-related stakeholder engagement practices. All SES processes will be anchored in the principles of sustainability, inclusion and equity, transparency, openness and cooperation, responsibility and accountability. A desired outcome of the SES is strengthened social cohesion and empathy towards others.

Currently, SLC-UT is soliciting input from a range of sustainability and environmental stakeholders in the region including sustainability managers from host venue communities, state and local agencies, mobility partners, the University of Utah, and community and advocacy organizations. The purpose of this early engagement has been to understand community climate action and sustainability ambitions that can be amplified and accelerated in preparation for the 2034 Winter Games.



Training and awareness

30. Building capacity

SLC-UT is committed to building capacity within the OCOG, sport organizations, host communities and delivery partners to meet its ambitious sustainability goals for the 2034 Games and beyond. Building capacity begins with establishing sustainability as core to SLC-UT's vision to elevate winter sport and our communities.

Sustainability will be embedded at the highest level of OCOG leadership to ensure all sustainability initiatives are supported and promoted throughout the organization and through Games planning, delivery, and legacy.

The OCOG will establish guidelines and policies for all OCOG staff, considering sustainability in work tools and planning processes. Sustainability education and training will be aligned with the growth and evolution of the OCOG over its lifespan.

Furthermore, effective capacity building must encourage innovative and out-of-the-box thinking from all levels of the organization and especially the younger generation. Empowering young professionals to develop their own plans, suggest new ideas, and question existing processes is critical, given the fast pace of change within the climate action and social equity realms of sustainability.

The OCOG will tailor training modules to the specific needs of each team, focusing on their roles and responsibilities in implementing sustainability requirements. Interactive workshops and seminars will be organized to facilitate hands on learning experiences and peer-to-peer learning, encouraging staff and volunteers to actively participate and share insights. When appropriate, external experts will be invited to provide specialized training and guidance.

Sustainability requirements can be integrated into job descriptions. Key performance metrics related to sustainability will encourage staff to incorporate these metrics into their daily activities. Recognition and rewards for advancements in sustainability will incent staff to help achieve sustainability goals.

The OCOG will facilitate workshops that encourage cross-functional collaboration, emphasizing the interconnectedness of sustainability across various aspects of Games delivery. Special task forces or working groups comprising staff and experts will work on specific sustainability projects, promoting a holistic approach to implementation.

The OCOG will collaborate with the Sustainability, Impact and Legacy teams of the IOC, the IPC, IFs and other Games stakeholders to identify areas of alignment in sustainability training and education. The OCOG will look for opportunities to incorporate winter sport-specific sustainability lessons learned and best practices into its curriculum, adapting where needed to the local context.



Sustainability Management System (SMS)

31. SMS establishment

Aligned with globally recognized standards

SLC-UT 2034 will establish a Sustainability Management System (SMS) in conformity with the ISO standard 20121:2012 and aligned with the Olympic Agenda 2020+5 to ensure that sustainability and Games-related impacts and opportunities are thoroughly integrated into Games delivery.

The Sustainability team

The SMS will be developed by the OCOG, led by the Sustainability team with support from stakeholders and Games venues. Leadership engagement and support will be imperative to integrate sustainability into all operations including planning, sourcing, delivery and legacy. High-level commitment will ensure planning, decision-making, and governance have buy-in across the entire organization.

The Sustainability team will perform a materiality assessment early on to determine key impacts and issues as well as opportunities for leadership. An SMS structure will establish the Sustainability, Impact and Legacy teams, designate roles and responsibilities, and create guidance and policies. The team will collaboratively define measurable objectives for each impact area (e.g., carbon reductions, waste minimization and circular economy, community engagement), and develop operational procedures to implement sustainable practices in procurement, construction and overlay, waste management, transportation and mobility, catering, energy use, etc.

Stakeholder engagement

Stakeholder engagement, key to sustainable event planning, is already ongoing and will occur during all phases of preparation. Event management will focus on reducing and removing adverse impacts of 2034 Games preparation while fostering a lasting transition that benefits sport in Utah through zero waste and low carbon logistics. Identifying key impacts and issues, the Sustainability team and key stakeholders will set targets to ensure the Games reach sustainability goals around overlay, transportation, catering, and waste avoidance. Targets for diversity, equity and inclusion will also be established. This approach also ensures that the SMS is embraced as an integral part to guide Games management generally, rather than as a standalone system.

The OCOG will establish a rigorous monitoring and improvement system to track progress, including data collection, analysis and reporting methodologies. For example, the team will engage venue operators to establish energy management systems that deliver data for greenhouse gas emissions accounting and mitigation. The OCOG will conduct internal audits and regularly evaluate the effectiveness of the SMS and identify areas for improvement.

The scope of the SMS will incorporate, and routinely update over time, the objectives and requirements of the OCOG and its delivery partners to ensure strong sustainability performance associated with the Games. Regular collaboration with Games delivery partners, suppliers, sponsors and host communities will ensure the SMS's benefits extend beyond the Games, embedding sustainability practices in post-Games infrastructure, urban development and sport. The OCOG will encourage venue and delivery partners to embrace ISO standards in their activities as well.

Sustainable sourcing

32. Sustainable sourcing and circular economy principles

A holistic approach to sustainable sourcing

Integrating environmental, gender equality, inclusion and human rights considerations into the procurement process for the Olympic and Paralympic Winter Games 2034 involves a comprehensive approach.

SLC-UT will implement sourcing strategies ensuring environmental, ethical considerations, and gender equality and inclusion are fully integrated across all functional areas within the OCOG and its key delivery partners, including marketing partners and licensees. All materials and products related to the 2034 Games will be optimized throughout their lifecycle by promoting waste avoidance initiatives and initiating new stakeholder engagements and partnerships for materials reuse, repurposing, and effective material recovery. As Utah transitions to a circular economy, the 2034 Games bring ample opportunities to drive world-class solutions locally that achieve effective waste reduction and sustainability, creating a lasting legacy for Utah and the Olympic and Paralympic Movements.

Cross-event optimization

The OCOG will work closely with the IOC, the IPC, and other large sport event organizers, as well as circular economy expert, to identify where the 2034 Games can optimize the repurposing and reuse of every type of resource and asset class - from overlay to furniture, fixtures and equipment, to technical equipment, to vehicles and beyond. The U.S. is hosting numerous major events in the next 10 years, and SLC-UT looks forward to working with event owners and organizers both within the U.S. and throughout the world to explore coordinated event waste reduction, sufficiency and low carbon solutions.

Sustainable sourcing task force

SLC-UT 2034 will establish a sustainable sourcing task force that will pursue a two-tiered strategy of: (1) identifying opportunities for repurposing existing event assets that can be creatively reutilized for the 2034 Games; and (2) sourcing all other products and materials required for the 2034 Games with circular economy solutions to support zero waste, low-carbon, and long-term legacy-use opportunities to benefit SLC-UT stakeholders and communities. The core of the task force will comprise representatives from the procurement, logistics, venues, transport, catering, cleaning & waste, sponsorship, licensing, and sustainability areas as well as participation by local authorities.

The task force will coordinate with all other OCOG areas and delivery partners to ensure full-spectrum oversight of all sourcing efforts related to the 2034 Games, including setting standards and monitoring compliance. Sustainable sourcing policy and guidelines, in alignment with the ISO 20400 Standard for Sustainable Procurement and with ISO 20121 for Sustainable Events, will ensure strong overall sustainability performance across ethical, environmental, commercial, social and human rights dimensions.

The task force will implement processes to evaluate potential suppliers and licensees including tracking and reporting requirements. This effort will be aligned with SLC-UT's broader stakeholder engagement strategy to ensure sustainable sourcing performance is optimized across the entire 2034 Games project including planning, delivery, and legacy timeframes.

Responsible sourcing policies

The sustainable sourcing policy will prioritize suppliers with credible sustainability performance including, for example, recognized environmental certifications and standards. Suppliers will be evaluated on their environmental impact, considering factors such as carbon footprint, conservation, waste management, and resource conservation. The team will set targets for reducing the environmental impact of procurement activities, such as avoiding single-use plastics and promoting energy efficient products and renewable energy.

SLC-UT will promote diversity and inclusion in the procurement process by actively seeking suppliers owned by women, minority groups, and other diversity dimensions. Establishment of clear diversity and inclusion criteria will ensure equity goals are considered throughout the supplier selection process. Suppliers will be encouraged to adopt inclusive employment practices.

The task force will conduct human rights due diligence to identify and address any potential risks in the supply chain. The OCOG will collaborate with suppliers to ensure fair labor practices, avoiding exploitation and discrimination. Early on the task force will create, adopt and enforce a code of conduct that aligns with international human rights standards.

Procurement with local impact

To support a positive impact on host communities and the climate for the 2034 Games, SLC-UT will encourage suppliers to engage in community development initiatives and support local businesses. Suppliers with responsible production practices that contribute positively to the well-being of communities in which they do business will be prioritized. The 2034 Games will provide training and development opportunities for local workers involved in the production of goods and services for the Games, including support of social enterprises that employ disadvantaged individuals that can contribute to community development. The OCOG will engage with stakeholders, including local communities, NGOs, and advocacy groups, to gather input and ensure responsible sourcing practices.

Transparent communication

SLC-UT will establish a transparent communication channel for stakeholders to express concerns and provide feedback on procurement activities. Regular reporting on the implementation of responsible sourcing practices and the effectiveness of a grievance mechanism will build trust with host communities and the Olympic and Paralympic Movements. This grievance mechanism will provide clear procedures for reporting grievances and ensure quick response to reports or complaints related to non-compliance with sustainable sourcing guidelines. The mechanism will include protocol and measures to address adverse impacts, including compensation and corrective actions.

Expanding the circular economy

SLC-UT is excited for the opportunity to expand circular economy principles in Utah. Single-use and disposable items will be minimized and reusable alternatives will be prioritized by encouraging suppliers to design products and materials that can be easily disassembled and/or reused after the Games. SLC-UT will work with local authorities to leverage the Games to improve infrastructure for material recovery and effective recycling and promote responsible waste diversion practices. SLC-UT will support extended producer responsibility strategies and collaborate with suppliers to develop take-back programs for products after the Games to ensure effective material recovery and recycling.

Examples from Utah that can be currently built upon in preparation for the Games include a zero-food waste initiative in Park City, where many outdoor events will be held. Wasatch Resource Recovery, a processing facility located in North Salt Lake, converts food and organic waste to renewable natural gas energy. There is ample opportunity for expanded collection of organic and food waste that would otherwise contribute to methane release and global warming to be converted into renewable natural gas. Opportunities for expanded delivery of renewable natural gas to venue facilities will be explored.

As another example of local circular solution/waste avoidance that can be scaled for welcoming the world to Utah, Park City has piloted a reusable food container program that can be expanded to all venues. Specific efforts will focus on avoiding the use of single-use plastics, exploring reuse and repurposing options for hard-to-recycle materials, and supporting effective material recovery for venue locations and events.

Environmental dimension

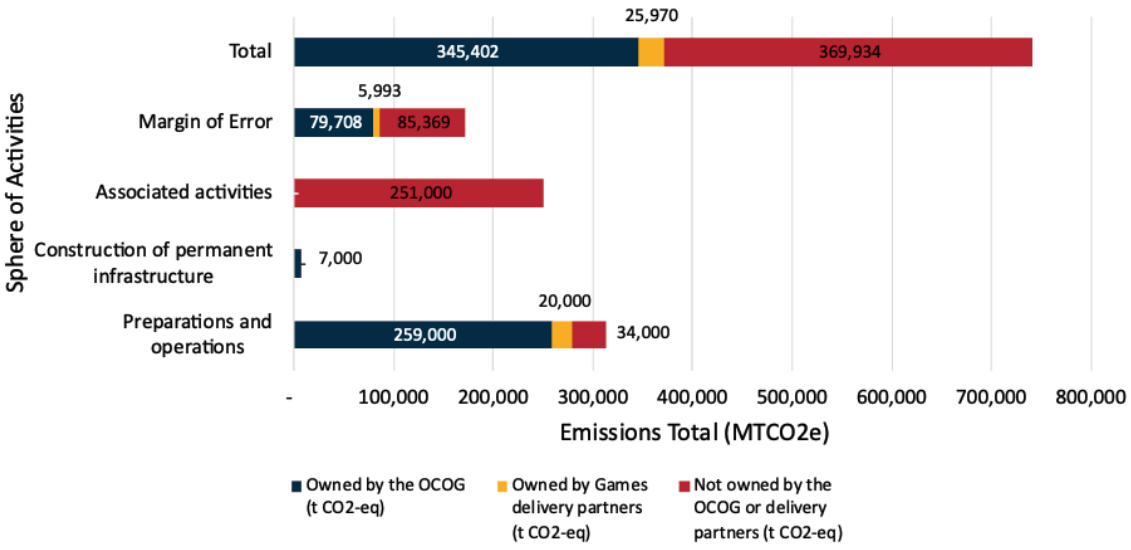
33A. Climate

Sustainability and legacy in Utah's DNA

Sustainability is part of Utah's DNA thanks in large part to the Olympic and Paralympic Winter Games held in 2002, which created a lasting impact that has made Salt Lake City a nationally recognized sustainability leader. The Games brought together various regional stakeholders, and, through local policy alignment, enabled municipalities to engage in climate action both during and long after the Games concluded. Since then, communities along the Wasatch Front and Back have prioritized protection of open space and biodiversity and the sustainable use of resources. The international spotlight from the Games jumpstarted a wave of innovative technology company investments in the Salt Lake City area, now dubbed 'Silicon Slopes.'

The 2034 Games will tackle climate change by focusing on the core sustainability vision of the Olympic Movement: hosting resilient Games with minimized carbon emissions (aligning with science-based targets) and creating lasting solutions. Utah has already proved it is capable of hosting sustainability-minded Games and can leverage these learnings to become a model of innovative best practices for future Games editions through three key focus areas: to reduce, compensate, and influence.

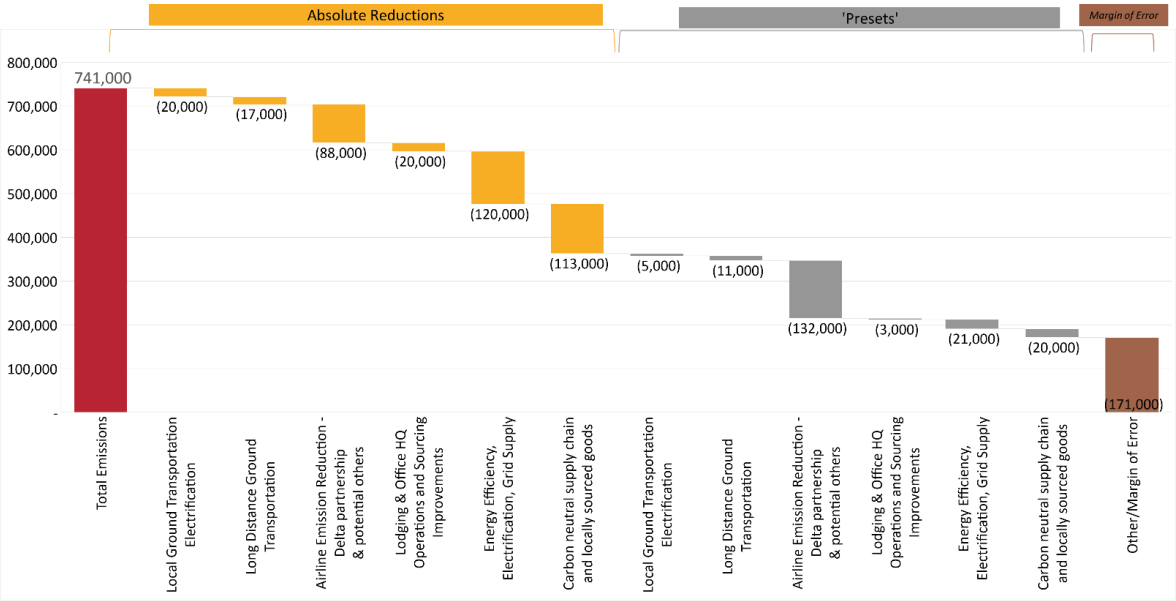
To understand the path ahead, a carbon impact assessment was conducted based on existing emission factors and current day conditions.



If no action is taken, hosting the Games in 2034 would account for an estimated 742,000 MTCO2e. A portion of these emissions will be minimized through already-planned activities such as the electric utility adding renewables to the grid or transit agencies decarbonizing their fleets. However, meeting these goals is not guaranteed. The OCOG will work to minimize emissions under its control wherever feasible, compensate for those it cannot, and influence entities to meet or exceed their goals to support these efforts as well as influence the world stage to act as a model for sustainable event hosting.

Reduce and minimize

SLC-UT will strive to reduce emissions and waste to the extent feasible, thereby aligning with local, state, and national goals as well as international efforts including science-based targets (SBTs) and the Paris Agreement. SLC-UT, based on its best interpretation of SBTs, aims for a 70% reduction in emissions by 2034, compared to the current emissions estimate of 742,000 MTCO2e. This means the Games' carbon budget would be no higher than 221,000 MTCO2e.



Compensate and remove carbon

SLC-UT in 2034 will strive to remove more carbon from the atmosphere than the Games project emits. While the Games will reduce emissions to the greatest extent possible as outlined above, some levels of emissions are unavoidable. As such, these remaining emissions will be at maximum equal to the carbon budget of 213,000 MTCO2e and will be compensated for via permanent removal of emissions from the atmosphere through technically credible and verified means.

These may include supporting projects local to host communities, the State of Utah, and international efforts such as the Olympic Forest Project. SLC-UT will not engage in the purchase of carbon offsets that are unverified or are not technically credible to the best understanding of climate science and sustainability practices. Instead, SLC-UT looks to invest in 'presets'; local sequestration projects that will have already compensated for any remaining emissions generated from the Games after the strategies above. These sequestration projects could be completed by Games-time and would be under strict scrutiny and supervision of the OCOG and its partners.

Influence

Hosting the Games provides an unparalleled opportunity to capture the most valuable commodity: attention. SLC-UT can leverage reduction and compensation methods and the international spotlight to develop high profile showcases of the best sustainability practices and influence the growth of sustainability practices across the globe. SLC-UT will develop an education and communications strategy to support this goal.

Many activities required to meet SLC-UT's carbon reduction goal are already ongoing or planned, such as the electric utilities' addition of clean sources to the grid or local community GHG reduction activities. However, the 2034 Games provide a unique opportunity to surface best practices in sustainability to regional public and private entities. Furthermore, the high profile of the Games will help ensure existing goals are met or exceeded.

Beyond 2034, best practices such as low carbon transit, waste minimization, and credible carbon compensation—introduced by hosting the Games—will inspire governments, organizations, and individuals around the world to engage in these practices themselves.

33B. Water resources

Water conservation goals in the Games region are ambitious given Utah's position as the second driest state in the USA and the impacts of a changing climate. Up to 90% of Salt Lake's water supply comes from snowpack in the local Wasatch Mountains. Fortunately, significant reductions in municipal and industrial water use of 18% were achieved between 2000 and 2015 across Utah, and a further 16% reduction is expected by 2030 using the 2015 baseline water use levels. SLC-UT 2034 will work with state and local governments, delivery partners, and host communities to help promote responsible water use in the lead up to and during the 2034 Games.

Refer to Annex 31 for additional information on water supply and demand in the Games region.

33C. Artificial snow making

In Utah, winter sport venues are well equipped with snowmaking infrastructure and are engaged in efforts to protect the viability of outdoor winter sport for generations to come.

Ski and snowboard visitors spent $2.54 billion throughout the 2022-2023 season, up 8% from the previous season. The Utah ski industry contributed $256.8 million in state and local tax revenue in 2021-2022. Accordingly, ongoing investments in snowmaking equipment and technologies are paramount for local ski and outdoor winter sport venues. As a result, SLC-UT venues already have adequate snowmaking equipment and resources in place to support the 2034 Games.

For the ski industry, understanding potential climate change impacts is essential. In 2023, the U.S. National Ski Area Association (NSAA) developed the inaugural Climate Smart Snowmaking Study to better understand climate change vulnerabilities, measure and mitigate snowmaking impacts on the environment, and help ski areas plan for future climate change risks and impacts on their operations. Ski industry experts and operators from host venues and communities were consulted for this study.

The OCOG Sustainability team will assist with implementation of benchmark snowmaking technologies that save water and reduce emissions at Games venues. The OCOG will share practices with stakeholders such as Mountain Towns 2030 and other industry associations to spread sustainable practices.

Water for snowmaking in Utah comes from diverse sources, including a network of interconnected reservoir systems that capture snowmelt throughout the region. Park City also has a vast network of mining tunnels from which water is accessed and cleaned using state-of-the-art technology. The OCOG will work with the state and host communities to promote innovative water saving measures to ensure that snowmaking for Games does not burden water sources or waste water.

Refer to Annex 31.

33D. Mobility

A sustainable mobility approach

SLC-UT 2034 views all aspects of mobility as one of the highest priority areas to integrate sustainable and legacy-enhancing solutions into the overall project to achieve significant climate action.

Many of the challenges related to delivering robust and sustainable mobility solutions for the 2034 Games, e.g., handling peak volume movements, increasing public transportation usage, promoting active travel modes, improving air quality, etc., are recognized as day-to-day challenges across the metropolitan and mountain communities in the Games region. In this regard, there is common cause among community leaders, mobility partners, venues, and Games organizers to align on strategies that accelerate the adoption of more sustainable transportation solutions.

Discussions have been ongoing with mobility partners and host communities to explore ways that Games-related mobility plans can be integrated into longer-term sustainable mobility strategies. Further, companies in Utah's Silicon Slopes technology industry are working on innovations in zero-carbon footprint logistics and delivery systems.

An integrated effort

These early coordination efforts will be formalized through including transportation and mobility partners in the Sustainability, Impact and Legacy Committee (see Question 29 regarding the stakeholder engagement strategy). Similarly, representatives from the OCOG's sustainability team will be represented in mobility and logistics planning efforts, ensuring a cross-check between the groups.

As noted in Question 6 (General Overview of Transport Strategy), SLC-UT 2034 commits to deploying emission-free vehicles to the greatest extent possible for the 2034 Games. The scope will include maximizing use of public transport, implementing sustainable logistics solutions for movement of goods, optimizing active travel modes where feasible, and promoting sustainable tourism strategies more broadly across the region. Accessibility provisions will be fully integrated into the 2034 Games mobility program, just as they will be across all aspects of the Games experience.



33E. Infrastructure and natural sites

No new land development

The SLC-UT 2034 Games will only use existing or temporary facilities for competition and non-competition venues, therefore eliminating the need to acquire land for development or Games-related construction projects.

The proposed Games concept significantly abates negative impacts to biodiversity and cultural heritage sites within the Games theater. SLC-UT aims to harness the Olympic spirit and engage with host communities to consider behavioral changes that protect natural sites. This includes, for example, promoting the use of public transit and active mobility, land stewardship activities, and advocating and partnering for water conservation that supports regenerative agriculture and rural communities. The rate of urban development in Utah is among the fastest in the nation, and preserving working lands as a local food source, carbon sink, and cultural heritage will be an aim of the 2034 Games.

Protecting the Great Salt Lake

A pressing challenge for protecting local biodiversity is the rapid level drop and lakebed exposure of the Great Salt Lake ecosystem. This trend is exacerbated by climate change, drought, and development. The Great Salt Lake is home to millions of migratory birds and an important water source that helps create Utah's "Greatest Snow on Earth". This snow is vital for Utah's winter sports and tourism. It melts in the springtime and fills a vast network of reservoirs that supply water for millions of Utahns. The snow and freshwater supplies are also the primary resource for snowmaking at Games venues.

In Utah, water is essential for winter sport and the basis of Utah's outdoor sport and ski industry. Protecting the Great Salt Lake ecosystem and its freshwater resources is of utmost importance to Utahns, and SLC-UT 2034 will support efforts to promote water conservation and assurances that winter sport will be preserved across the state. The OCOG Sustainability team will actively partner with the Great Salt Lake Strike Team and other leaders on efforts to preserve the ecological viability of the lake and its watershed, ensuring a legacy of winter sports in Utah. The Sustainability team will work with host communities to build capacity for water shepherding, a process which ensures water designated for conservation reaches the lake. Beyond the Great Salt Lake watershed, SLC-UT will also work with Utah communities to promote water conservation efforts, regenerative agriculture, and local food production.

Focus on air quality

Another challenging issue is air quality. While dust from the drying lake can worsen air pollution, the majority of emissions that contribute to poor air quality come from combustion of fossil fuels for transportation and in buildings. The University of Utah has one of the longest-running networks of urban CO2 monitoring sites in the world, started in 2001. The network, which provides data in real time online (http://air.utah.edu), has expanded over the years and includes sites in residential, commercial, mountaintop, and suburban/rural areas including host communities. The Center monitors emissions over the geography of the Games region via sensors installed on TRAX light rail and electric buses and is helping lead statewide efforts to reduce emissions in new and innovative ways.

SLC-UT will use its influence to support existing and planned measures that reduce emissions and improve air quality in a way that can be measured and verified. These include incentivizing positive behavior changes that get people out of their cars as well as programs for host communities and venues to rapidly electrify and perform thermal renovations on energy-hungry buildings.

Electrification of transportation and promoting emissions-free public transit, promoting buildings and venue electrification, and procurement of renewable energy will be pursued to reduce emissions and protect air quality. Furthermore, stakeholders have indicated that SLC-UT 2034 can help coordinate and lead efforts to fully decarbonize sporting venues in alignment with upcoming statewide and host community goals. SLC-UT also aims to lead waste avoidance strategies aligned with circular economy principles.

Existing facilities innovations

By avoiding impacts related to new construction, SLC-UT will instead focus on ways the 2034 Games can accelerate improvements to existing facilities, particularly in sustainability performance. Performance upgrades will aim for best-in-class Energy Star ratings with onsite renewables and battery storage. SLC-UT will endeavor to develop an outcome-based code for venues to perform upgrades with third party certification.

In Utah, buildings waste up to 40 percent of the energy they consume. Additionally, they contribute to 39 percent of air pollution, largely through natural gas furnaces for heating. The Sustainability team will work with venue partners, including the Utah Olympic Legacy Foundation, to accelerate green building upgrades to existing facilities focusing on energy, water, and materials recovery and reuse systems at venues. The OCOG aims to reduce venue energy usage to fullest extent possible, in line with targets established by the IPCC and Science Based Targets Initiative, to deliver best-in-class performance with onsite renewables and storage and in water efficiency. The Sustainability team, together with host communities, will explore ways to be innovative with water conservation, including reuse and capture systems. SLC-UT can help amplify community efforts using financial resources available from federal sources, state funding, bespoke funding with a local Green Bank, and private-public partnerships.

Sustainable pathways established

Many of these sustainability upgrades have already begun at SLC-UT 2034 venues, such as the solar energy project at the Utah Olympic Oval that generates over 1 million kilowatt-hours annually to help operate the venue's 1,000 tons of refrigeration. Similarly, mountain resort partners for snow venues have invested in on-premises solar panels that, combined with the Elektron Solar Project, an 80-megawatt solar farm developed in partnership with the regional power utility, will significantly help reduce emissions related to power generation.

The Utah Community Renewable Act in 2019 set the pathway for communities committed to procuring net-100% renewable electricity by 2030, working with Rocky Mountain Power to bring online new capacity. Communities that are on track to be running on net-100% renewable electricity in time for the 2034 Games include Salt Lake City, Park City, Salt Lake County, Summit County, Ogden City and Kearns. Venues including Deer Valley, Park City Mountain, and Park City's and Summit County's municipal operations (including electric buses and the PC/SC community e-bike share program) will be procuring net-100% renewable electricity by 2024 with completion of the Elektron Solar Project. For venues located outside the Utah Renewable Communities area, the OCOG will engage venue owners and operators to scope possibilities for onsite renewables and procurement strategies for net-100% renewable energy.

Sustainable overlay

For overlay and temporary venues, the Sustainability team will work with sourcing teams to design procurement guidelines that include measures to reduce embedded carbon and promote circularity and reuse. The team will work with partners to identify and source low carbon solutions for temporary power. The team will also work with venues to identify opportunities for circular economy of resources. The OCOG will work with venues to reduce single-use items to the fullest extent possible, in particular plastics, throughout their own supply chain and during events, and implement lasting solutions for waste avoidance.

Workforce development

Significant workforce development will be necessary for the clean energy transition. SLC-UT will work with local universities and other partners to engage the workforce necessary to decarbonize and improve performance of venues and host communities for the 2034 Games. The OCOG will also work with volunteer groups on land stewardship efforts that build a verifiable local carbon sink and contribute to regenerative and urban agriculture as a local food source.

By integrating these principles, the Olympic and Paralympic Winter Games 2034 can serve as a model for sustainable event hosting, leaving a positive legacy for the host region and setting a precedent for future sports events.

Human rights dimension

34A. Due diligence and risk assessment

Games designed to elevate communities

"Elevate our communities" is a core pillar of the Games vision. Games planning and delivery will benefit from increasingly diverse communities, and in turn, hosting a Games in Utah will benefit the communities therein.

SLC-UT 2034 has not identified any significant human rights impacts in staging the Games. Salt Lake City recently received a perfect score of 100 on the Municipal Equality Index, and Park City 86, from the Human Rights Campaign.

The proposed Games concept has been crafted so that communities across the state may participate in and benefit from a future Games in Utah. Ensuring broad benefits to the community is based on three key concepts:

- A developed and diverse Games theater
- Representation
- Alignment

A developed and diverse Games theater

There will be no land or water rights impacted for infrastructure development that will affect Utahns' right to freedom or standard of living. The Games concept prioritizes the use of existing venues. No residences or businesses need to be displaced to accommodate the Games. No negative environmental impacts are anticipated. In fact, SLC-UT 2034's ambition is to host truly sustainable Games that have a positive impact, including a healthier environment.

As part of the sustainability plan, stakeholder mapping will be conducted to identify potentially affected communities, vulnerable groups and even potential beneficiaries to understand their concerns and ensure that all voices are heard. Engagement is planned with expert organizations and partnerships are sought with human rights groups, environmental organizations and community representatives to assess potential risks and develop mitigation strategies. Established human rights impact assessment methods will be used to evaluate the potential and actual impacts of the Games.

The masterplan is compact yet affords events to be staged in diverse communities. West Valley City, which will host Ice Hockey, is the most diverse city in the state. Nearly half of Kearns Township, site of the Utah Olympic Oval, identifies as minority. Salt Lake City, the state's capital, is now nearly 30% minority.

These and other communities in Utah have benefited greatly from hosting the Salt Lake 2002 Games. Many local residents are employed by or do business with the 2002 legacy venues. Thousands of locals have had opportunity to access winter sport because these venues are located within their own communities, with funding mechanisms that lower the cost of participation in many winter sports.

Representation in all Games activities

At the governance level, SLC-UT has included the highest state government official responsible for diversity, equity and inclusion as a board officer. A Games Human Rights Committee will be established with the OCOG, with broad participation from a range of public authorities, community groups and non-governmental organizations. In addition, the OCOG will establish an independent human rights ombudsman and establish a grievance mechanism that is accessible and responsive. The committee will address complaints, monitor implementation of human rights measures, and adapt plans based on emerging risks and feedback from stakeholders.

Within the organizing committee, human rights risk will be incorporated into the broader risk management program of the OCOG. Furthermore, staff, volunteer and contractor strategies and supporting policies and procedures will be developed so that individuals from diverse backgrounds will be able to meaningfully contribute to planning and delivering the Games. Human rights risk management and procurement standards will also be incorporated in the OCOG's procurement policies.

34B. Vulnerable communities

A partnership approach to human rights

SLC-UT has already engaged with a number of organizations to ensure the Games plan is not only great for athletes and winter sport, but is ideally suited for the communities that host them.

The organizing committee will engage with these and other institutions to ensure that appropriate mechanisms are in place to protect the health and safety of all involved in planning and delivering the Games, with a particular emphasis on vulnerable communities.

Efforts to address potential negative human rights impacts on vulnerable communities will be focused on:

- Conducting due diligence throughout the planning and procurement and project phases. This will include identifying potential risks and engaging stakeholders
- Independent monitoring
- Strong labor protections for all workers involved in preparation, staging, and dissolution of the Games will ensure fair wages, safe working conditions, freedom of association, and non-discrimination based on any protected characteristics.
- Ensure that all Olympic and Paralympic venues are accessible to people with impairments and comply with Americans with Disabilities Act standards
- Identifying and adopting best practices
- Education and awareness
- Building partnerships with local communities to ensure voices are heard and concerns are addressed.
- Governance, management, monitoring and issue resolution.

Everyone is welcome

The State of Utah welcomes the world. Salt Lake County was the first county in the United States to receive the designation of "Certified Welcoming County." Thirteen percent of Utahns are immigrants, and Utah is known for its programs for refugees. More than 120 languages are spoken by children in Utah schools.

An independent ombudsman will be established to monitor human rights compliance throughout the Games planning and delivery process and respond to grievances. This body will address concerns and report to the OCOG and IOC.

All athletes and participants, regardless of race, ethnicity, gender, ability, age, religion, culture, immigration status, sexual orientation, gender identity or expression deserve a safe, welcoming environment in which to enjoy the Games. By implementing these measures, the 2034 Winter Games can protect human rights throughout the preparation and duration of the Games and leave a lasting positive legacy for Salt Lake City and other host communities and their people.

Refer to Annex 22.

34C. Grievance mechanisms

Broad commitment to human rights

All levels of government – federal, state and local – have committed to support the protection of human rights. That protection includes remedies that are consistent with international agreements, laws and regulations and with internationally recognized human rights standards and principles, including the UN Guiding Principles on Business and Human Rights.

The OCOG will work closely with its partners in government, community organizations, NGOs and the private sector to ensure accessible and effective resolution of any potential human rights violations related to the planning and delivery of the Games.

In particular, the OCOG will look to the leadership of Salt Lake City, which provides the exemplary human rights commission in the Games region, to parallel their existing approach and processes for addressing human rights grievances.

Effective grievance mechanisms

Ensuring accessible and effective resolution of human rights complaints and incidents related to the 2034 Winter Games is crucial for aligning with international standards and upholding ethical principles. To do this, a grievance board will be established, consisting of diverse, external members with expertise in human rights, independent of the OCOG and any partners or suppliers.

SLC-UT will establish accessible and multilingual grievance mechanisms available online, through a telephone hotline, and with an appointed person throughout the Games. Great care will be taken to ensure anonymity and protection from retaliation. Initial concerns will be directed to dedicated human rights grievance board officers for mediation and informal resolution. More complex or unresolved issues will be escalated to OCOG leadership for resolution. Transparency and good communication will be maintained with complainants throughout the grievance process.

All SLC-UT 2034 staff, volunteers and contractors will receive comprehensive training on human rights principles, grievance mechanisms, and how to identify potential risks in the supply chain and in Games operations. SLC-UT will equip athletes, spectators, and local communities with information and resources to recognize and report potential human rights violations.

By implementing these strategies, SLC-UT 2034 can demonstrate its continued commitment to upholding human rights throughout the Games and contribute to a more inclusive and ethical Olympic experience.

Gender equality, diversity and inclusion dimensions

35. Delivering gender equal Games

Equality and fairness for the 2034 Games

SLC-UT is committed to a Games that provides equality and fairness in opportunities for all participants, particularly for athletes and the Games workforce. Recently, Salt Lake City and Park City achieved high scores from the Human Rights Campaign's Municipal Equality Index, at 100 and 86 respectively. Both cities have improved their scores considerably, delivering on diversity, equity and inclusion efforts in their communities.

The OCOG will work closely with its counterparts in the USOPC, the IOC, the IPC and IFs to expand opportunities and visibility for athletes and technical officials from typically underrepresented groups, aiming for greater representation of female and Paralympic athletes. This balance not only applies to Games-time competitions and the competition schedule, but to training, promotion and other opportunities throughout the athlete journey.

An inclusive work environment

With respect to Games leadership and workforce, SLC-UT recognizes the importance of crafting a healthy, inclusive work environment and culture that empowers people from diverse backgrounds. Diversity, especially in leadership, can foster creativity, innovation and empathy and lead to better outcomes in various aspects of Games preparation and legacy. Such a culture was vital to delivering the Salt Lake 2002 Games, and it will remain vital for a future Games held in Utah.

Utah traditionally enjoys one of the lowest unemployment rates in the nation. Despite the tight labor market, SLC-UT recognizes there are ample opportunities to develop talent from non-traditional sources. The OCOG will work closely with local communities to identify, recruit and develop individuals from diverse communities to plan and deliver the Games. Importantly, SLC-UT and the host communities have committed to paying a living wage for Games workers.

The OCOG will allocate significant resources to develop knowledge and skills in the workforce that not only will benefit the Games but will serve as a "human" legacy that will benefit future generations. The OCOG will have an extensive young professional and apprentice program that will benefit hundreds of members of the Utah workforce. As was done for 2002, the OCOG will implement a job transition program, working closely with local, national and international partners, to ensure workforce members have the support they need in finding employment post-Games.



City Council Staff Report

Subject: 2034 Games Local Organizing Committee Strategic Framework
Author: Jodi Emery
Department: Executive
Date: November 5, 2026

Executive Summary

Following the official awarding of the 2034 Olympic and Paralympic Winter Games to Salt Lake City, Park City Municipal and Summit County leadership engaged in early operational fact-finding, including participating in the Milano Cortina 2026 Olympic Observer Program. At the March 2026 joint City–County Council meeting, leadership reported on these operational insights and established key 12-month joint priorities. A primary outcome was the commitment to coordinate closely on regional readiness, an Interlocal Agreement (ILA), and shared long-term community legacy initiatives.

Building on the early dialogue of an informal local working group that collaborated during the bid and award phases, regional partners recently formalized a broader Local Organizing Committee (LOC). This committee brings together representatives from Park City Municipal, Summit County, the Park City Chamber of Commerce, and regional stakeholders to coordinate cross-jurisdictional efforts. Over recent months, the LOC conducted preliminary working sessions to map shared regional touchpoints, dependencies, and collaborative opportunities.

Background

During the March joint Council meeting, leadership revisited a foundational guiding principle from Park City's 2002 Olympic Master Plan: "Approach Olympic planning in a spirit of cooperation and openness with other government entities… Identify strategies of mutual cooperation which might make our challenges easier."

Purpose and Scope: A Regional Discussion Framework

In that same spirit, the presentation before Council today introduces the emerging core concepts of the LOC's draft Regional Strategic Plan. This collaborative roadmap focuses on the functional areas that require multi-jurisdictional alignment, including transit and transportation corridors, regional public safety, workforce housing, venue approach, and long-range legacy investments.

This regional plan will ultimately return to the respective councils for formal review and consideration. The primary purpose of today's briefing is to capture Park City Council's vision, concerns, and strategic priorities early. Gathering this direction now ensures that City staff and committee liaisons can actively advocate for and embed Park City's values into the regional plan as it is refined.

Establishing this regional alignment also creates the necessary foundation for Park City's internal municipal Olympic planning, which will address city-specific operational details, local neighborhood impacts, and municipal services at a depth not covered in a broad regional document.

An Evolving, Working Concept

The themes shared in today's presentation reflect a working draft and the beginning of a multi-year dialogue. They do not represent an adopted plan, finalized capital project lists, or binding commitments. Because planning for 2034 will unfold over several years, these concepts will be continuously refined through technical analysis, intergovernmental coordination, and community input.

Today's presentation introduces these preliminary concepts publicly, seeks initial guidance from Council, and establishes the collaborative baseline needed to guide subsequent community engagement.

City Council Staff Report

Subject: Park City Ice Arena Interlocal Agreement Renewal
Author: Amanda Angevine, General Manager
Department: Ice Arena
Date: November 5, 2026
Type of Item: Administrative

Summary Recommendation

Staff recommends Council review and provide feedback on a new Letter of Consent for the Interlocal Agreement that outlines the operation and funding of the Park City Ice Arena with the Snyderville Basin Recreation District (District). (Exhibit A)

The District's Board is scheduled to consider approval of the proposed Letter of Consent on November 12, 2026. Following District Board approval, the Letter of Consent will return to City Council on a subsequent Consent Agenda for final approval. No formal action is requested from Council at the November 5 Work Session.

Background

In August 2004, Park City Municipal Corporation (City) and the Snyderville Basin Special Recreation District (District) entered into a 50-year Interlocal Cooperation Agreement (Exhibit B) to jointly establish a regional ice facility. The Agreement recognized the parties' "mutual advantage to more efficiently provide governmental facilities, services and improvements to the general public, including, without limitation, public recreational facilities." Each party contributed approximately $2 million toward the facility's development, with the City retaining ownership and responsibility for ongoing operation.

The Agreement established an annual District contribution of $50,000 to the Capital Repair and Replacement Fund (CRRF) to support repair and replacement of Ice Arena capital assets. It also provides for the parties to review the annual contribution and Use Guidelines every three years.

Beginning with the 2015 review, the City identified a growing gap between the funding anticipated in the original capital replacement schedule and the actual cost of maintaining and replacing the facility's aging infrastructure and equipment. This gap was expected to grow as the facility approached its twentieth year of operation and several major building systems and equipment neared the end of their anticipated useful lives. The City requested increased District funding during the 2015, 2018, and 2021 review cycles; however, the District reaffirmed its annual contribution at $50,000 during each review.

In response to anticipated capital needs, the City increased its capital funding beginning in 2018 and, since 2021, has contributed $66,000 annually toward capital repair and replacement. In addition to these annual contributions, the City has committed

significant additional capital funding in anticipation of the facility's major replacement cycle, including $1,750,000 in FY 2027, $170,000 in FY 2028, and $20,000 in FY 2029. This funding supports planned major capital replacements, including work anticipated for summer 2028. As part of the FY 2028 capital budget process, the City may consider increasing its annual contribution to match the District's updated contribution amount.

Analysis

In 2026, the City and District conducted the three-year review required under the Agreement. As part of this review, the City and District used the Western Region Consumer Price Index (CPI) to calculate the inflation-adjusted value of the original $50,000 annual contribution established in 2004. Based on this calculation, the proposed Letter of Consent increases the District's annual contribution from $50,000 to $93,300 beginning in 2027, an increase of $43,300 annually.

On October 8, 2026, the District Board reviewed the proposed Letter of Consent as part of its annual Ice Arena update. The Board expressed general support for increasing the annual contribution to $93,300. The proposed Letter of Consent reflects this direction.

All other provisions of the Agreement will remain in effect, including consistent fees for residents of Park City and the District.

The District Board is scheduled to consider approval of the revised Letter of Consent at its November 12, 2026, meeting. Following District Board approval, the agreement will be presented to City Council on a subsequent Consent Agenda for final approval.

In addition, although not required by the Agreement, the City has implemented aligned early registration windows for residents of both jurisdictions. This practice recognizes the District's partnership in developing the Ice Arena and its continued financial support of the facility, while promoting equitable access to Ice Arena programs for residents of both communities.

The City will continue to provide an annual update to the District Board, and the parties will maintain the three-year review process established in the 2004 Agreement. The review will continue to provide an opportunity for both parties to evaluate facility utilization, community needs, Use Guidelines, and other aspects of the Agreement and the ongoing regional partnership

Recommendation

Staff recommends that City Council review and provide feedback on the proposed Letter of Consent to the Interlocal Cooperation Agreement, which would increase the District's annual Capital Repair and Replacement Fund contribution to $93,300 beginning in 2027.
No formal action is requested at the November 5 Work Session. Following anticipated approval by the District Board on November 12, 2026, staff will bring the Letter of Consent to City Council on a subsequent Consent Agenda for final approval.

Exhibit

A 2026 Letter of Consent (For Approval)
B 2004 Interlocal Agreement

November 12, 2026

LETTER OF CONSENT

Purpose:

The Interlocal Agreement between Park City Municipal Corporation (the "City") and the Snyderville Basin Special Recreation District ("District") (individually, each a "Party," collectively, the "Parties") was approved August 31, 2004, and the Ice Arena opened in February, 2006. This letter is intended to fulfill obligations of the Parties with respect to Article 4, "Operation of the Ice Facility" and specifically Section 4.3 "Operating Contributions" paragraph (a)(2)v:

> "The District and the City agree to review the amount of annual contributions and Use Guidelines every third year following the opening of the Ice Facility and to mutually agree upon allocations to the Ice Facility Reserve Fund, the CRRF and the Expansion Fund."

Definitions:

"*Ice Facility Reserve Fund"* shall mean the monies set aside to cover any operating budget deficits.

"Capital Replacement Reserve Fund" (CRRF) shall mean the monies set aside to fund Capital Equipment Replacement and capital improvements as needed from time to time for long-term upkeep of the Ice Facility.

"Expansion Fund" shall mean the monies set aside to fund future Ice Facility expansion which may include but are not limited to contributions by the Parties, and/or grants and gifts.

"*Fiscal Year"* refers to January 1- December 31, the fiscal year utilized by the District.

Background:

Consent to allocation between Funds for the period 2009-2012:

On May 6, 2009, the District and the City completed the first three-year review. Consent was given by the District for the following reallocation of funds:

- The existing fund balance of $25,000 in the Expansion Fund, plus interest accrued, shall be reserved and restricted for the master plan and conceptual design specific to future expansion of the facility.
- Allocation of the annual District contribution will go to the CRRF. Article 4, Section 4.3 (3) of the Interlocal Agreement states that the CRRF may be used for Ice Facility replacement items that carry a useful life of more than one year and have a minimum cost of $1,000.

Consent to allocation between Funds for the period 2012 - 2015:

On December 12, 2012, the District and the City completed the second three-year review. Consent was given by the District for the following reallocation of funds:

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- In 2011-2012, $15,000 of the fund balance of $25,000 in the Expansion Fund was used for future planning, including a Recreation Facilities Demand Study completed in December, 2011 and the Community Interest and Opinion Survey, dated June 1, 2012, leaving a balance of approximately $10,000 in the "Expansion Fund." The remaining funds are to be used for the master plan and conceptual design specific to future expansion of the Ice Facility.

- Allocation of $35,000 of the annual District contribution will go to the CRRF to be used for Ice Facility replacement items that carry a useful life of more than one year and have a minimum cost of $1,000.

- Allocation of up to $15,000 of the annual District contribution will be to the Ice Facility Reserve Fund, the use of which will be restricted to costs of repair which exceed $1,000 of Ice Facility replacement items as defined above. Any funds remaining from this portion of the contribution which are unused shall be allocated to the CRRF at the end of each fiscal year.

Consent to allocation between Funds for the period 2015 - 2018:

On December 9, 2015, the District and the City completed the third three-year review. Consent was given by the District for the following reallocation of funds.

- Allocation of the annual District contribution of $50,000 will go to the CRRF. The District's contribution in the CRRF may be used for the following:
    - Items included in the Capital Schedule, attached in Exhibit A.
    - Replacement items that carry a useful life of more than one year and have a minimum cost of $1,000.
    - Repairs or maintenance on mechanical systems which exceed $500, or for lesser invoices that are a part of a Special Service Contract and anticipated to total over $1,000 annually, as specified in the December 2015 Addendum between the Parties.

2018 Review Summary:

In 2018, The City recommended each entity contribute an additional $30k annually to the CRRF to increase funding for anticipated replacement projects that were not in the original Capital Improvement Schedule. After much discussion, the District's Administrative Control Board decided not to increase the District's annual contribution at this time due to other District budget priorities, as well as the uncertainty of the Ice Arena's expansion. With the District's decision to maintain the annual contribution at $50k annually, the City in turn decided not to increase the annual contribution and will continue to contribute $50k annually.

Consent to allocation between Funds for the period 2019 - 2021:

On December 13, 2018, The District Board voted at its regularly scheduled meeting for the following allocation of the District's contribution between the Funds.

- The allocation of the annual District contribution of $50,000 to the CRRF will remain the same as was consented to in December 2015.

2021 Review Summary:

To provide sufficient funding for capital infrastructure, beginning July 1, 2021, the City increased its contribution to the CRRF by $16,000, from $50,000 to $66,000 annually. The City also made a one-time contribution of $275,000 to the CRRF. Initially, the District did not support the request for additional funding and committed to continuing its $50,000 annual contribution. However, by December 2022, the District notified

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the City that it would increase its annual contribution to $66,000. The City did not formally accept the increase, deciding instead to wait for the results of a facility condition assessment, at which time capital estimates would be updated. Since then, the District has continued making annual payments of $50,000.

Consent to allocation between Funds for the period 2027-2029:

On November 12, 2026, the District Board voted at its regularly scheduled meeting, on the recommendation of the District's Executive Director, to increase the District's annual contribution to **$93,300**, an amount reflecting the 2026 inflation-adjusted value of the original $50,000 contribution established in 2004, based on the change in the **Consumer Price Index for All Urban Consumers (CPI-U), West Region, All Items, not seasonally adjusted**, as published by the U.S. Bureau of Labor Statistics ("West Region CPI").

Pursuant to Section 4.3(a)(2), item v, of the Agreement, the District's annual contribution shall be $93,300 for each of fiscal years 2027, 2028, and 2029, with no inflation or other adjustment during that period. After fiscal year 2029, $93,300 shall remain the District's baseline annual contribution unless and until it is changed by a subsequent Letter of Consent approved by the District Board; no reduction shall occur by default. [The full annual District contribution shall be allocated to the CRRF.]

The City has advised the District that it intends to request, through the City's regular budget process, an increase in the City's annual contribution to the CRRF from $66,000 to $93,300. In addition, the City has budgeted General Fund allocations to the CRRF for Ice Arena capital projects of $1,750,000 in City fiscal year 2027, $170,000 in City fiscal year 2028, and $200,000 in City fiscal year 2029. If the City's annual contribution has not been increased to $93,300 by the 2029 review, the Parties will address the City's contribution as part of that review. The Parties do not anticipate any District capital contribution beyond the District's annual contribution during fiscal years 2027 through 2029, and any additional District contribution shall require approval of the District Board.

At the next three-year review in 2029, the Parties will review the contribution amounts and may mutually agree to adjust the contributions for fiscal years 2030 through 2032, including any adjustment based on the change in the West Region CPI. Any such adjustment is not automatic and shall be established only by a subsequent Letter of Consent. To inform that review, following BLS publication of the July 2029 West Region CPI, the City will calculate the percentage change in the index level from July 2026 to July 2029 and provide its calculation, with the applicable BLS source, to the District by email for verification.

Source

> The applicable CPI information is published by the U.S. Bureau of Labor Statistics, Western Information Office, in its *Consumer Price Index, West Region* release. The applicable figures are the July index levels for CPI-U, All Items, not seasonally adjusted (1982-84=100).

All other terms and provisions of the Agreement shall remain unchanged and in full force and effect. The District Board reserves the right to modify the distribution at the time of the third-year review in 2029. Either

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Party has the right to request renegotiation of this Letter of Consent at any time. It is anticipated that this Letter of Consent will be reviewed and possibly renegotiated should a decision be made to expand the current facility.

This Letter of Consent is dated November 12, 2026.

Acknowledgment:

_____

Ryan Dickey, Mayor
Park City Municipal Corporation

Attest:

_____

Amanda Angevine
General Manager
Park City Ice Arena

Acknowledgment:

_____

Ryan Bruce, Board Chair
Snyderville Basin Special Recreation District

Attest:

_____

Robert B. Parrish
Executive Director
Snyderville Basin Special Recreation District

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04-0826

Interlocal Cooperative Agreement for Regional Ice Facility

THIS INTERLOCAL COOPERATIVE AGREEMENT (this "*Agreement*") is entered into effect August 26, 2004 by **SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT** (the "*District*"), and by **PARK CITY MUNICIPAL CORPORATION** (the "*City*"), each political subdivisions of the State of Utah (collectively referred to herein as the "*Parties*"), for the purpose of outlining responsibilities associated with the cooperative construction and operation of a recreational ice facility.

RECITALS:

A. UTAH CODE ANN. § 11-2-1 authorizes governmental entities such as the Parties to designate, acquire, equip, operate and maintain public recreational facilities.

B. The "Interlocal Cooperation Act," UTAH CODE ANN. §§ 11-13-101 to -313, as amended (the "*Act*"), enables governmental entities such as the Parties to cooperate with each other on the basis of mutual advantage to more efficiently provide governmental facilities, services and improvements to the general public, including, without limitation, public recreational facilities.

C. The Parties are each committed to promoting the health and welfare and enhancing the quality of life for their citizens.

D. In furtherance of those purposes, the Parties desire to jointly develop an ice skating facility available to the public (the "*Ice Facility*"), to enhance recreational opportunities within the geographical region where both are situated (the "*Region*"), thereby promoting the health, safety and welfare of their citizens.

E. The Parties have each determined that the Ice Facility will prove a valuable asset to their respective constituents and the development thereof is fully consistent with their respective institutional missions and the public interest.

F. Park City voters, via special bond election held November 6, 2001, authorized the City to issue general obligation bonds in an amount not to exceed Four Million Dollars ($4,000,000.00) to construct an ice facility and make park improvements ($2,000,000.00 to be used for the Ice Facility and $2,000,000.00 for use towards other park improvements). The City's use of such bond proceeds to construct, maintain, own, and operate the Ice Facility pursuant to this Agreement is intended to fulfill the City's obligations to construct an ice facility pursuant to said bond election.

G. District voters, in a special bond election held on November 6, 2001, authorized the District to issue general obligation bonds ("the Bonds") for the purpose of acquiring, constructing and equipping an ice rink and other recreation facilities, and the District intends to use funds received as proceeds from the sale of the Bonds for the District share of the cost of the initial construction of the Ice Facility subject to this Agreement to fulfill the obligation of the District to provide the Ice Facility authorized in the special bond election.

H. This Agreement shall not become effective until it is first approved by resolution of the District Administrative Control Board (the "*District Board*") and of the City's City Council, as evidenced by the execution hereof by the appropriate officers of the District and the City.

AGREEMENT:

NOW, THEREFORE, in consideration of the premises, the Parties' mutual covenants and undertakings, and for other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows in compliance with and pursuant to the provisions of the Act:

ARTICLE 1
DEFINITIONS; INTERPRETATION

Section 1.1. **Definitions**. In this Agreement and any amendments hereto, the following terms shall have the meanings specified below:

"*Act*" shall mean the Interlocal Cooperation Act, UTAH CODE ANN. §§ 11-13-101 to -313, as amended.

"*Agreement*" shall mean this "Interlocal Cooperative Agreement for Regional Ice Facility."

"*City*" shall mean Park City Municipal Corporation and its successors.

"*District*" shall mean Snyderville Basin Special Recreation District and its successors.

"*Parties*" shall mean both the City and the District collectively

"*Ice Facility*" shall mean the regional ice rink and associated required parking facility designed, constructed, and operated pursuant to this Agreement. As used herein, "Ice Facility" shall not include the City-owned real property upon which the regional ice rink will be located.

"*Lease*" shall mean any lease, sublease, operating, management or similar agreement affecting the Ice Facility.

"*Net Operating Deficit*" shall mean the negative difference between all revenues and all expenditures of the Ice Facility, with the exception of general obligation bond debt payments of the District and the City.

"*Net Operating Profit*" shall mean the positive difference between all revenues and all expenditures of the Ice Facility, with the exception of general obligation bond debt payments of the District and the City.

"*Ice Facility Reserve Fund*" shall mean the monies set aside to cover any operating budget deficits.

"Capital Replacement Reserve Fund" (CRRF) shall mean the monies set aside to fund Capital Equipment Replacement and capital improvements as needed from time to time for long-term upkeep of the Ice Facility.

"Expansion Fund" shall mean the monies set aside to fund future Ice Facility expansion which may include but are not limited to contributions by the Parties, and/or grants and gifts.

"*Use Guidelines*" shall mean operating goals and objectives of the Ice Facility, as outlined by both Parties. They are intended to serve as advisory guidelines.

Section 1.2. **Interpretation**. This Agreement, except where the context by clear implication herein otherwise requires, shall be construed as follows:

(a) Definitions include both singular and plural;

(b) Pronouns include both singular and plural and cover both genders; and

(c) The captions or headings of this Agreement are for convenience only and in no way define, limit or describe the scope or intent of any provision, article or section of this Agreement.

ARTICLE 2
DESIGN, PLANNING AND CONSTRUCTION RESPONSIBILITIES

Section 2.1. **Intent:** The Parties recognize the value in combining financial resources to jointly construct, maintain, and operate the Ice Facility. The Parties also recognize the potential challenges of having multiple parties involved in the planning, design and construction. Therefore, given the contribution of land by the City and the nature of the larger proposed recreation complex project and the City ownership, the Parties agree that the City shall solely own the Ice Facility and will take the lead in the design, planning and construction of the Ice Facility. The City will involve District representatives in all stages of the design and construction phase so that District recommendations can be taken into consideration by the City. The District recommendations will be considered advisory only and shall not be controlling.

Section 2.2. **City Responsibilities**. The City will:

(a) Complete all preliminary planning steps, to include site surveys, wetland studies, environmental reviews, and regulatory compliance coordination.

(b) Complete all action steps related to annexing the City-owned property into the City limits.

(c) Prepare and administer all RFP's, professional service contracts, and construction agreements necessary to complete the design and construction of the Ice Facility.

(d) Select and retain the services of an ice facility consultant who will be available for consultation during design and construction phases of the Ice Facility. The City will also actively seek to hire a General Manager of the overall recreation complex who has a background in ice facility management. It will be the City's desire to select and phase in the hiring schedule of the General Manager so as to allow involvement in the planning and construction phases.

(e) Prepare project and construction budgets that will define the anticipated costs associated with the Ice Facility.

(f) Contribute all necessary land and $2 million dollars towards the capital costs of designing, constructing and outfitting the Ice Facility.

(g) Invite the District to participate and add recommendations in each of the above steps in an advisory capacity.

(h) Budget annually and contribute a minimum of $50,000 a year to the Operating Subsidies outlined in Section 4.3.

(i) Provide to the public reasonable access to the ice rink located at the Park City Recreation Complex, which it operates and maintains. The City will make best efforts to balance local programming with tourist related revenue producing events. Efforts will be made to track direct and indirect benefits of hosting events. As a guideline, the City will look to reduce the operating deficit by promoting and hosting events. Local programming should not be negatively interrupted for events that do not see a net profit through direct and indirect revenues.

Section 2.3. **District Responsibilities:** The District will:

(a) Appoint a representative(s) to assist the City in various design and construction stages outlined in Sections 2.1 and 2.2 herein.

(b) Contribute $2 million dollars towards the capital costs of designing, constructing and outfitting the Ice Facility.

(c) Budget annually and contribute a minimum of $50,000 a year to the Operating Subsidies outlined in Section 4.3.

Section 2.4. If after thirty (30) days written notice from the District and opportunity to cure, the City fails to budget and contribute the funds committed under the terms of this Agreement, then the District shall have the right to terminate this Agreement as provided in Articles 6 and 8 herein.

Section 2.5 If after thirty (30) days written notice from the City and opportunity to cure, the District fails to budget and contribute the funds committed under the terms of this Agreement, then this Agreement shall automatically terminate and the District shall forfeit all benefits and rights conferred upon the District and residents of the District by this Agreement, including but not limited to the balanced fee benefit provided at Section 5.3 and any claim or right to assets and/or remuneration pursuant to Article 6.

ARTICLE 3
FACILITY DESCRIPTION; FINANCIAL ISSUES

Section 3.1. **Description of the Facility**. The Ice Facility shall be owned solely by the City and will be located on City-owned land near the State Route 248 / Highway 40 interchange (Quinn's Junction). The facility area description and listing of minimum building components are described in greater detail in Exhibit"A" of this Agreement. No title or interest in the City-owned real property upon which the Ice Facility will be located shall transfer or otherwise vest in the District as a result of this Agreement.

Section 3.2. **Initial Capital Contributions**. In addition to City owned land, each Party agrees to fund $2 million dollars toward the design, planning, construction and initial outfitting of the Ice Facility. By December 1, 2004, each Party will secure and have available funds of no less than $2 million dollars to contribute towards the above outlined costs. The Parties agree that all work associated with Ice Facility improvements and outfitting of the Ice Facility will be paid for through use of the initial capital contributions and any monies raised through fundraising. Costs include, but are not limited to, surveys, legal descriptions, title reports, architectural design fees, construction costs, construction management fees, furniture, fixtures and equipment. Capital equipment shall include items defined in Exhibit "B". The CRRF will provide for Ice Facility repair and Ice Facility upgrades.

(a) **Breakdown of Initial Capital Allocations** - The Parties agree that with the known funds available, the initial capital contributions will be divided as follows:

1. Construction Costs = $3.5 million
2. Design & Outfitting Costs = $.5 million

Total = $4 million

(b) **Review Period** – The City and District will meet upon completion of design development drawings to review cost estimates and options given the project budget of $4 million dollars. Discussions at this time will evaluate the ability to deliver the project within budget or whether an amendment to this Agreement is necessary.

(c) The Parties agree to address projected shortfalls prior to construction bid advertisement through reduction in scope and/or through capital campaign efforts. Amendments to this Agreement pursuant to Section 9.12 may be necessary.

(d) In the event cost estimates exceed available funds, the Parties agree to value engineer the project, which may include further reductions in scope.

ARTICLE 4
OPERATION OF THE ICE FACILITY

Section 4.1. **Management**. The City will oversee management and operation of the Ice Facility and overall Quinn's Junction Recreation Complex. A professional ice facility manager (the "*General Manager*") will be hired as required by Section 2.2.d. above, employed by the City and be responsible for managing the Ice Facility.

Section 4.2. **Annual Budget**. An annual budget breaking down the costs of operating the Ice Facility will be prepared by the General Manager and incorporated into the City's overall budgeting system, in accordance with Section 4.3, below.

Section 4.3. **Operating Contributions**.

(a) *Annual Net Operating Deficit/Profit*. The Parties acknowledge the expectation that the Ice Facility will not achieve 100% cost recovery on the operating costs through revenues generated by the Ice Facility. A long-range plan of minimizing the operating deficits and targeting a break-even or possibly a net operating profit will be a goal of the General Manager. In the event that there is a Net Operating Profit, the City will accumulate that profit into an undesignated fund balance to offset future net operating deficits. The Parties agree as follows:

(1) Funds. The City shall create three funds ("Funds") for the purpose of reducing the anticipated annual Net Operating Deficit (Ice Facility Reserve Fund), and accumulating monies for the Capital Replacement Reserve Fund (CRRF) and Expansion Fund. Said funds may be augmented through grant applications and other sources. The funds will be placed in interest-bearing accounts managed by the City, in accordance with rules of the State Money Management Act, UTAH CODE ANN. §§ 51-7-1, *et seq*.

(2) Annual Operating Subsidies.

i. *City Responsibilities*. The City will annually budget for and contribute a minimum of $50,000 per fiscal year into the Funds in accordance with Subsection v. below. The City will track and report on the Ice Facility's budget performance.

ii. *District Responsibilities*. The District will budget for and contribute a minimum of $50,000 per fiscal year into the Funds, in accordance with Subsection v. below. It is understood by the Parties that the District intends to generate contributions through RAP tax grant applications by the SBSRD in the first two years of operation. In the event that RAP tax proceeds exceed $50,000 in the first two years of operation, the SBSRD will commit an additional 50% of any RAP receipts in excess of the $50,000 minimum. In subsequent years, the District's contribution will not be more or less than $50,000 per year even with fluctuations in the Ice Facility budget, unless amended pursuant to item v. set forth below. It is also understood by the Parties that should RAP tax grants be unavailable to the District, then the District will contribute their minimum $50,000 annual payment through other funding mechanisms.

iii. The allocation of the District contribution will be distributed based on the "District's Annual Payment Distribution Schedule" as outlined within Exhibit B pursuant to the following order of priority in the three basic categories of:

1. Ice Facility Reserve Fund
2. Capital Replacement Reserve Fund
3. Expansion Fund

iv. The District and City commit to making funding contributions under the following schedule, or as otherwise agreed to by the Parties with the intent that the contributions generally occur during the first two years of Ice Facility operations:

a. First Payment – December 15, 2005, or 6 months prior to scheduled facility completion date, whichever comes later.
b. Second payment – by December 15, 2006
c. Subsequent years – by December 15th of each subsequent year

v. The District and the City agree to review the amount of annual contributions and Use Guidelines every third year following the opening of the Ice Facility and to mutually agree upon allocations to the Ice Facility Reserve Fund, the CRRF and the Expansion Fund.

a. The review will include a specific evaluation of the allocation to the Ice Facility Reserve Fund, and the allocation to the CRRF to verify growth in the CRRF through an annual transfer to be specified as a line item in the Ice Facility budget. It is the long-term goal of the District for their annual contribution to go to the CRRF and Expansion fund.
b. Any withdrawal from the CRRF by the City will require notice to the District. Fund activity and balance will be reported annually as a part of the City's annual independent audit.

(3) Ongoing Maintenance. The Parties anticipate that the City will recover (to the extent possible) the Ice Facility's maintenance costs through user fees, as assisted by the Parties' annual contributions and the accumulated Ice Facility Reserve Fund. The Parties Agree that the CRRF may be used for Ice Facility replacement items that carry a useful life of more than one year and have a minimum cost of $1,000.

(4) The City will set fees and program activities for the Ice Facility in conformance with the terms of this Agreement and utilizing Exhibit C – "Use Guidelines" as a tool to assist in determining the right mix and balance of operating fees and activity schedules.

(5) *Fundraising*. In addition to revenue generation through traditional user fees and concessions, the City & District shall endeavor to increase revenues through efforts to obtain sponsorships, individual donations, and various charitable contributions. Acceptable means of revenue generation include, but are not limited to, dasher board and program advertising, sponsorships and grant writing.

ARTICLE 5
REPRESENTATIONS AND WARRANTIES

Section 5.1. **Filing of Agreement**. The Parties each covenant that this Agreement shall be filed with its keeper of records as required by the Act.

Section 5.2. **No Litigation**. The Parties each represent and warrant that there is no litigation or legal or governmental action, proceeding, inquiry or investigation pending or threatened to which the District or the City, as applicable, is a party or to which any of its property is subject which, if determined adversely to such Party, would individually or in the aggregate (a) affect the validity or the enforceability of this Agreement, or (b) otherwise materially adversely affect such Party's ability to comply with its obligations hereunder.

Section 5.3. Residents of the District shall not be charged any cost for the use of the Ice Facility in excess of the cost paid by residents of the City for the use of the Ice Facility. City residents shall not be granted discounts or any other economic reduction in the cost of use not equally available to residents of the District for use of the Ice Facility. The intent of this provision is to make access to and use of the Ice Facility for residents of the District equal to the costs and terms for access to and use of the Ice Facility for City residents during the period this Agreement is in force.

ARTICLE 6
TERM; TERMINATION

Section 6.1. **Term**. This Agreement shall be in full force and effect and be legally binding upon the Parties only after its execution, following approval by resolution by the District Administrative Control Board and the City's City Council and shall run for a term of fifty (50) years or the maximum duration allowed by Utah Code Ann. § 11-13-216, as amended, if such maximum duration exceeds fifty (50) years.

Section 6.2. **Termination**. Unless terminated pursuant to the default provisions at Sections 2.4 and 2.5 and Article 8 herein, or upon expiration of the term of this Agreement pursuant to Section 6.1 herein, this Agreement may be terminated only via amendment to this Agreement duly executed by the Parties pursuant to Section 9.12 herein.

Section 6.3. **Disposition of Assets Upon Termination**. Upon termination of this Agreement pursuant to Section 6.2 herein, the Parties hereby agree that the City shall retain all ownership, use, and control rights to the Ice Facility and that the City shall pay to the District a settlement amount equal to the depreciated value of the District's total capital contributions pursuant to this Agreement.

ARTICLE 7
INDEMNIFICATION; INSURANCE

Section 7.1. **Indemnification**. The Parties are governmental entities under the "Utah Governmental Immunity Act" (UTAH CODE ANN. § 63-30-1, *et seq.*) (the "*Immunity Act*") and shall enjoy all of the immunities, benefits and protections thereunder. Consistent with the terms of the

Immunity Act, and as provided herein, the District, the City each are responsible and liable for its own wrongful or negligent acts which are committed by it or by its agents, officials, or employees.

Section 7.2. **Insurance**. The City shall maintain public liability and Building and Contents Insurance as required by approved City standards.

ARTICLE 8
DEFAULT

A Party shall be in default under this Agreement if it fails to perform any obligation hereunder within thirty (30) days after written demand by the other Party. Upon a Party's uncured default hereunder, the non-defaulting Party shall be entitled to pursue any and all remedies available at law or in equity. Prior to terminating this Agreement for default pursuant to Section 2.4 or 2.5 herein, the non-defaulting Party shall deliver written notice of its intent to terminate the Agreement to the Party in default. If the Party in default fails to cure the default within thirty (30) days of such notice, this Agreement shall automatically terminate.

ARTICLE 9
GENERAL PROVISIONS

The following provisions also are integral to this Agreement:

Section 9.1. **Applicable Law.** The provisions of this Agreement shall be governed by and construed in accordance with the laws of the state of Utah.

Section 9.2. **Integration.** This Agreement merges and supersedes all prior negotiations, representations and agreements between the Parties relating to the subject matter hereof and constitutes the entire contract between the Parties.

Section 9.3. **Time.** Time is the essence hereof.

Section 9.4. **Survival.** All agreements, covenants, representations and warranties contained herein shall survive the execution of this Agreement and shall continue in full force and effect throughout the term of this Agreement.

Section 9.5. **Waiver.** No failure by a Party to insist upon the strict performance of any covenant, duty, agreement or condition of this Agreement or to exercise any right or remedy consequent upon a breach thereof shall constitute a waiver of any such breach or of such or any other covenant, agreement, term or condition. Any Party may, by notice delivered in the manner provided in this Agreement, but shall be under no obligation to, waive any of its rights or any conditions to its obligations hereunder, or any duty, obligation or covenant of any other Party. No waiver shall affect or alter the remainder of this Agreement but each and every other covenant, agreement, term and condition hereof shall continue in full force and effect with respect to any other then existing or subsequently occurring breach.

Section 9.6. **Rights and Remedies.** The rights and remedies of the parties hereto shall not be mutually exclusive, and the exercise of one or more of the provisions of this Agreement shall not preclude the exercise of any other provisions hereof.

Section 9.7. **Severability.** In the event that any condition, covenant or other provision hereof is held to be invalid or void, the same shall be deemed severable from the remainder of this Agreement and shall in no way affect any other covenant or condition herein contained. If such condition, covenant or other provision shall be deemed invalid due to its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by law.

Section 9.8. **Litigation.** If any action, suit or proceeding is brought by a Party against the other Party with respect to a matter or matters covered by this Agreement, all costs and expenses of the prevailing party incident to such proceeding, including reasonable attorneys' fees, shall be paid by the nonprevailing party. Unless otherwise expressly provided in this Agreement, no breach of this Agreement shall entitle any party to unilaterally cancel, rescind or terminate this Agreement; but such limitations shall not affect in any manner any other rights or remedies which either party may have by reason of any such breach.

Section 9.9. **Exhibits.** All exhibits annexed to this Agreement are expressly made a part of this Agreement as though completely set forth herein. All references to this Agreement, either in this Agreement itself or in any of such writings, shall be deemed to refer to and include this Agreement and all such exhibits and writings.

Section 9.10. **Counterparts.** This Agreement may be executed in several counterparts, any one of which shall be regarded for all purposes as one original.

Section 9.11. **Further Acts**. The Parties agree that they will execute any and all deeds, instruments, documents and resolutions or ordinances necessary to give effect to the terms of this Agreement.

Section 9.12. **Amendment**. This Agreement shall not be modified or amended except in writing, which shall be signed by the duly authorized representative of each of the Parties after the adoption of a resolution by their respective governing bodies approving the modification or amendment, provided, however, that if the Parties have outstanding debt, no amendment to this Agreement may be made which would have a material adverse impact on the debtors without the prior consent of said debtors.

Section 9.13. **Assignment**. Neither Party may assign any interest herein without consent of the other Party and receipt by the City and the District of an opinion of counsel to the effect that such assignment is authorized under the Act. The terms of this Agreement shall inure to the benefit of and be binding upon the respective representatives and successors of the Parties.

Section 9.14 **Notices**. Any notice required or permitted to be given hereunder shall be deemed sufficient if given by a communication in writing and shall be deemed to have been received (a) upon personal delivery or actual receipt thereof, or (b) within two days after such notice is deposited in the United States Mail, postage prepaid, and certified and addressed to the Parties as set forth below:

If to the District:
Snyderville Basin Special Recreation District
Attention: District Administrator
P.O. Box 980127
Park City, UT 84098

If to the City:
Park City Municipal Corporation
Attention: City Manager
P.O. Box 1480
Park City, UT 84060

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their duly authorized representatives as of the date first written above.

ATTEST:

Scott Siemon, Clerk

SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT

8/31/04

Tim Douglas, Board Chair

PARK CITY MUNICIPAL CORPORATION

Dana Williams, Mayor

Janet M. Scott City Recorder

APPROVED AS TO FORM:

Timothy C. Twardowski,
Assistant Park City Attorney

PARSONS, ~~DAVIES~~, KINGHORN ~~& PETERS~~ Harris

Gerald H. Kinghorn,
Attorney for the Snyderville Basin Special Recreation District

8-26-2004

Exhibit A

Ice Facility Area Description, Components, Concept Drawing

I. Area Description:
The Ice Facility will be located on City-owned land near the State Route 248 / Highway 40 interchange (Quinn's Junction).

II. Ice Facility Components:

a) Initial construction is proposed to include a minimum:
   (1) 100' x 200' enclosed ice sheet
   (2) Bleacher seating (200-300, plus slab space to allow for temporary bleacher seating for an additional 300-400).
   (3) Four Team locker rooms, 1 ref/family,
   (4) restrooms for a minimum of 600,
   (5) concession area for skate rentals and sharpening
   (6) entry vestibule/ticket sales/warming area
   (7) food and pro shop "flex space,"
   (8) mechanical and zamboni storage
   (9) meeting/party room(s)
   (10) Office Space

b) Conceptual Drawing:

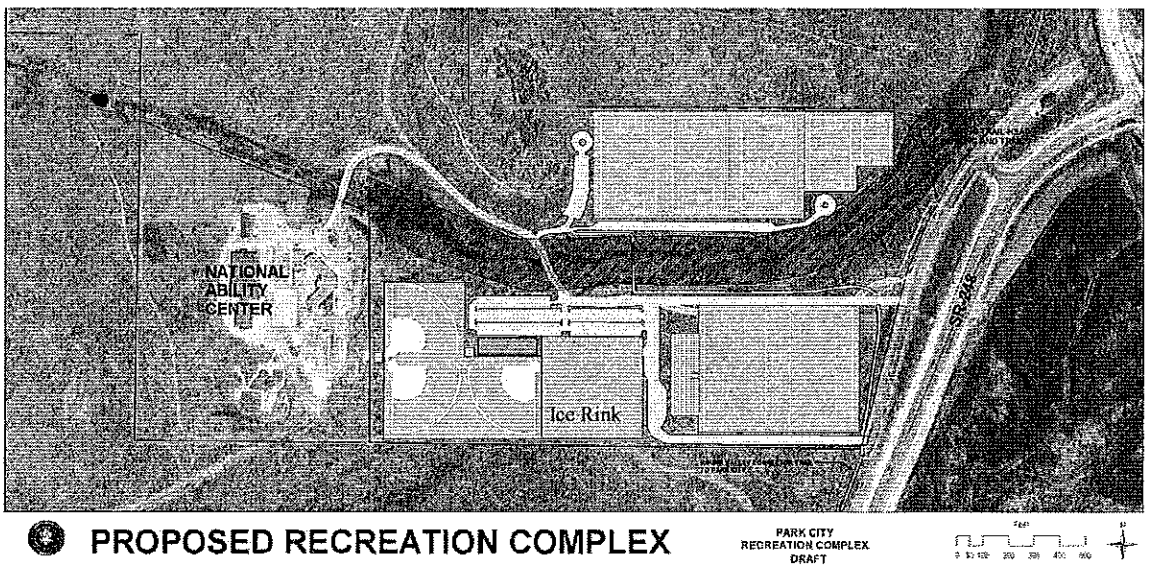


Exhibit B

Estimated Initial Furnishings, Fixtures & Equipment

Ice Resurfacer (Zamboni)	1	$	90,000.00
Edger for ice Maintenance	1	$	4,000.00
Flooding hoses/ shovels/squeegees		$	1,000.00
Ice Painting Equipment	1	$	2,500.00
Hockey Nets (pairs)	2	$	3,000.00
Scoreboard	1	$	9,500.00
Handtools and Hardware		$	3,500.00
Floor Scrubber	1	$	6,000.00
Vacuum and Cleaning tools		$	1,500.00
Ladders		$	1,500.00
Concession Equipment		$	45,000.00
Chairs & tables		$	25,000.00
Smallwares		$	25,000.00
Phone system	1	$	20,000.00
Computers		$	10,000.00
Office Furniture		$	10,000.00
Cash Registers		$	2,500.00
Specialty Audio / Video Equipment		$	-
Photocopiers/Fax machines	1	$	15,000.00
Rental Skates / Helmets	600 pair	$	45,000.00
Skate Aides	50	$	2,500.00
Skate Sharpening Machines	2	$	20,000.00
TOTAL		**$**	**342,500.00**

Estimated Capital Replacement Lifespans per Equipment Type

Equipment	Life Expectancy/yrs	Cost	Comments		40 Year Life Cycle cost
Zamboni	10	$90,000.00	Trade in Value ($25,000.00)		$195,000.00
Ice Edger	5	$4,000.00			$28,000.00
Hockey Nets	5	$1,500.00			$10,500.00
Scoreboard	20	$10,000.00	Trade in Value ($2,000.00		$8,000.00
Compressors	3	$4,000.00	(2 compressors) Rebuilt on 3 year cycle		$104,000.00
Chiller	20	$50,000.00	Total Replacement		$50,000.00
Condenser	20	$45,000.00	Total Replacement		$45,000.00
Coolant Pumps	15	$5,000.00	Replacement		$12,500.00
Dehumidifier	10	$20,000.00	Desiccant Wheel Replacement		$60,000.00
HVAC Units	20	$15,000.00	Estimate 4 Units		$60,000.00
Water Heaters	10	$10,000.00	Estimate 2 Units		$60,000.00
Rubber Skaters Flooring	10	$50,000.00	Replacement of flooring in High Traffic Areas		$150,000.00
Rental Skates	10	$75.00pr.	Replace 50% of inventory every 5 years		$67,500.00
Skate Sharpener	10	$10,000.00	Trade In Value $1000.00		$54,000.00

Estimated Capital Replacement Costs by Year

(based on 40-year life cycle)

Year	Equipment Needed	Notes	Individual Equip. Cost	TOTAL COST FOR YEAR
3	Compressors	Two compressors at $4,000 each	$8,000	$8,000
5	Ice Edger		$4,000	
	Hockey Nets		$1,500	$5,500
6	Compressors	Two compressors at $4,000 each	$8,000	$8,000
9	Compressors	Two compressors at $4,000 each	$8,000	$8,000
10	Hockey Nets		$1,500	
	Ice Edger		$4,000	
	Zamboni		$90,000	
	Dehumidifier	Desiccant Wheel Replacement	$20,000	
	Water Heaters	Estimate 2 Units at $10,000 each	$20,000	
	Rubber Skaters Flooring	Replacement of flooring in high-traffic areas	$50,000	
	Rental Skates	Three hundred skates at $75/pair (replace 50% of inventory every 5 years)	$22,500	
	Skate Sharpener	Two sharpeners at $10,000 each	$20,000	$228,000
12	Compressors	Two compressors at $4,000 each	$8,000	$8,000
15	Hockey Nets		$1,500	
	Ice Edger		$4,000	
	Compressors	Two compressors at $4,000 each	$8,000	
	Coolant Pumps	Replacement	$5,000	$18,500
18	Compressors	Two compressors at $4,000 each	$8,000	$8,000
20	Skate Sharpener	Two sharpeners at $10,000 each	$20,000	
	Rental Skates	Three hundred skates at $75/pair (replace 50% of inventory every 5 years)	$22,500	
	Rubber Skaters Flooring	Replacement of flooring in high-traffic areas	$50,000	
	Water Heaters	Estimate 2 Units at $10,000 each	$20,000	
	Dehumidifier	Desiccant Wheel Replacement	$20,000	
	Hockey Nets		$1,500	
	Ice Edger		$4,000	
	Zamboni		$90,000	

	Scoreboard		$10,000	
	Chiller	Total Replacement	$50,000	
	Condenser	Total Replacement	$45,000	
	HVAC Units	Estimate 4 Units at $15,000 each	$60,000	$393,000
21	Compressors	Two compressors at $4,000 each	$8,000	$8,000
24	Compressors	Two compressors at $4,000 each	$8,000	$8,000
25	Hockey Nets		$1,500	
	Ice Edger		$4,000	$5,500
27	Compressors	Two compressors at $4,000 each	$8,000	$8,000
30	Skate Sharpener	Two sharpeners at $10,000 each	$20,000	
	Rental Skates	Three hundred skates at $75/pair (replace 50% of inventory every 5 years)	$22,500	
	Rubber Skaters Flooring	Replacement of flooring in high-traffic areas	$50,000	
	Water Heaters	Estimate 2 Units at $10,000 each	$20,000	
	Dehumidifier	Desiccant Wheel Replacement	$20,000	
	Coolant Pumps	Replacement	$5,000	
	Hockey Nets		$1,500	
	Ice Edger		$4,000	
	Compressors	Two compressors at $4,000 each	$8,000	
	Zamboni		$90,000	$241,000
33	Compressors	Two compressors at $4,000 each	$8,000	$8,000
35	Hockey Nets		$1,500	
	Ice Edger		$4,000	$5,500
36	Compressors	Two compressors at $4,000 each	$8,000	$8,000
39	Compressors	Two compressors at $8,000 each	$8,000	$8,000
40	Skate Sharpener	Two sharpeners at $10,000 each	$20,000	
	Rental Skates	Three hundred skates at $75/pair (replace 50% of inventory every 5 years)	$22,500	
	Rubber Skaters Flooring	Replacement of flooring in high-traffic areas	$50,000	
	Water Heaters	Estimate 2 Units at $10,000 each	$20,000	
	HVAC Units	Estimate 4 Units at $15,000 each	$60,000	
	Dehumidifier	Desiccant Wheel Replacement	$20,000	
	Condenser	Total Replacement	$45,000	
	Chiller	Total Replacement	$50,000	
	Scoreboard		$10,000	

Hockey Nets	$1,500	
Ice Edger	$4,000	
Zamboni	$90,000	$393,000

Grand Total of Costs for 40 years ***$1,378,000***

* Forecasted expenditures include costs in year 40 that would extend the itemized equipments respective lifespan one more cycle.

District's Annual Payment Distribution Schedule

Year	Operating Deficit Contrib. (%)	Estimated Op Deficit Dollar Contrib	District CRRF Contrib. (%)	Estimated CRRF Contribution In $	Estimated CRRF $ need per above	District Expansion Fund (%)	Estimated Expansion Contribution In $
1 - 2	90%	$90,000	10%	$10,000	$0	0%	$0
3 - 6	0%	$0	75%	$150,000	$21,500	25%	$50,000
7 - 10	0%	$0	75%	$150,000	$236,000	25%	$50,000
11-15	0%	$0	75%	$187,500	$26,500	25%	$62,500
16-20	0%	$0	75%	$187,500	$401,000	25%	$62,500
21-25	0%	$0	50%	$125,000	$21,500	50%	$125,000
26-30	0%	$0	50%	$125,000	$249,000	50%	$125,000
31-35	0%	$0	50%	$125,000	$13,500	50%	$125,000
36-40	0%	$0	50%	$125,000	$409,000	50%	$125,000
	Totals	$90,000		$1,185,000	$1,378,000		$725,000

* May be amended per Section 4.3.2.v.

Exhibit C

Use Guidelines

The purpose of these Use Guidelines is to provide for the shared use of the Ice Facility for all Park City and Snyderville Basin residents, according to the parameters set forth herein, and to designate the rights and responsibilities of the Parties regarding the shared use of the Facilities.

1. User fees for City and District users shall be the same. At such time as it may occur that Summit County contributes capital and/or operational funding, the Parties will consider a similar County-wide User Fee.

2. The City agrees to provide to the public reasonable access to the ice rink located at the Park City Recreation Complex, which it operates and maintains. The City will make best efforts to balance local programming with tourist related revenue producing events. Efforts will be made to track direct and indirect benefits of hosting events. As a guideline, the City will look to reduce the operating deficit by promoting and hosting events. Local programming should not be negatively interrupted for events that do not see a net profit through direct and indirect revenues.

3. The Parties agree that it is acceptable for ice programming operations to commence on a seasonal schedule, October through April each year. At such time that the Facility's General Manager and City can project a net benefit to the budget for year-round ice operations, the decision will rest with the decision making authority of the City.

4. The Parties agree that prior to Ice Facility occupancy they will develop and adopt Ice Facility Use Policies that shall further define and refine the operational aspects of this Attachment C. The Ice Facility Use Policies shall govern the use of the Ice Facility by all persons and groups. The Parties may alter, change, and add any rules they deem necessary to protect the public and to operate and maintain the facility at a standard acceptable to the Parties.

5. Concessions and Pro-shop Revenues. The Parties agree that the General Manager will allocate concession and pro-shop revenues in a manner consistent with the activity driving the revenue collection. Additionally, the Parties understand that the capital improvement costs associated with any upgrades to the Ice Facility design for areas such as the pro shop and concessions area for the purposes of enhancing the use of the outside fields, will be funded from the associated Fields construction budget.

6. Event Revenues. Ticket prices, if any, for an event will be determined by the entity scheduling that event and all ticket revenues shall be the property of the scheduling entity, or as otherwise agreed to between the scheduling entity and the City. Upon consent of the City, concessions may be sold at the option of the entity scheduling the event. If the scheduling entity retains concession revenues received at its events, it is responsible for payment of all applicable taxes.

7. Taxes. Taxes, if any, due on ticket sales will be paid by the entity scheduling the event for which tickets were sold.

8. Suitable Use. The parties will use the Ice Facility only in the manner for which they were constructed, and will not make any permanent or substantial physical change to the Ice Facility without first obtaining written approval of the City and District.

9. Maintenance, Repairs and Utilities. The City shall arrange and pay all costs for the janitorial, utilities, garbage collection, repairs and maintenance on the Ice Facility.
10.Compliance with Applicable Law: The City and the District agree that Ice Facility Uses will comply with all applicable federal, state and local government laws, regulations, and orders. If a specific event or activity would violate any such law, regulation or order the Parties will take all steps necessary to comply therewith, including canceling the event if compliance is not possible.

City Council Staff Report

Subject: Park City Ice Arena: Feasibility Study Findings and Long-Term Facility Direction
Authors: Amanda Angevine & Logan Jones
Departments: Park City Ice Arena & Engineering
Date: November 5, 2026

Recommendation

Review the completed Park City Ice Arena (PCIA) Feasibility Study and provide direction on whether long-term planning should focus on (1) Baseline Remediation, (2) Baseline Remediation with Strategic Improvement Opportunities, or (3) Rink Expansion that includes a second indoor ice sheet. The requested direction will guide further planning, design, phasing, and funding analysis. No construction funding or approval is requested at this work session.

Executive Summary

In February 2026, City Council supported a feasibility study to identify a lasting solution to persistent water intrusion at the Ice Arena and evaluate how necessary repairs could align with the facility's long-term needs. MHTN Architects has completed the study, identifying a comprehensive approach to water intrusion remediation and opportunities for additional facility improvements and expansion.

The Ice Arena is approaching a significant capital renewal cycle, with major building systems and equipment scheduled for replacement in the coming years. At the same time, the facility is highly utilized, serving approximately 109,000 visits annually. Demand for ice time already exceeds the capacity of the existing single-sheet facility, limiting opportunities to accommodate existing programs and expand recreational offerings. Continued growth in regional ice sports, along with anticipated increased interest leading up to the 2034 Olympic and Paralympic Winter Games and the lasting legacy of those Games, further underscores the importance of planning for the facility's future.

The study presents three levels of investment, ranging from addressing existing infrastructure deficiencies to expanding the facility with a second indoor ice sheet. Each option builds upon the previous one, allowing Council to consider both immediate facility needs and longer-term community priorities.

Staff is seeking Council direction on the long-term vision for the Ice Arena before advancing significant capital improvements, helping ensure that near-term investments complement rather than constrain future opportunities.

Analysis

Since opening in 2006, the Ice Arena has experienced recurring water intrusion, particularly along the east side of the building beneath the exterior plaza and above the locker rooms.

Previous efforts, including concrete replacement, drainage improvements, crack sealing, and other localized repairs, have not provided a lasting solution.

Following Council's February 2026 direction, MHTN Architects evaluated existing building conditions, potential remediation strategies, facility space needs, and opportunities for expansion. The study incorporated input from Ice Arena staff, facility user groups, community members, and regional recreation partners to better understand both current deficiencies and future needs.

Key Findings

Structural evaluation identified corrosion beneath the east-side plaza but did not indicate that the structure's load-bearing capacity is currently compromised. MHTN recommends a comprehensive exterior approach to remediation, including excavation, installation of a continuous waterproofing system, and improvements to site drainage.

The existing cantilevered design allows water, snowmelt, and other moisture to accumulate above occupied interior spaces, creating an ongoing risk of water intrusion. To address this underlying design vulnerability, the baseline remediation concept includes enclosing the area above the existing locker rooms, removing the adjacent east-side hillside, and improving drainage to reduce future moisture exposure.

The proposed enclosure is primarily a water intrusion remediation measure, rather than a facility expansion. However, it also creates an opportunity to utilize the newly enclosed area for off-ice training space, a need identified through stakeholder engagement. While the baseline concept includes limited improvements to make this space usable, it does not provide the full buildout or amenities identified through the study.

Together, these improvements are intended to provide a long-term solution to recurring water intrusion while making practical use of space created through the necessary remediation work.

Community Input and Facility Needs

The study included engagement with Ice Arena user groups, coaches, facility operators, recreation partners, and community stakeholders representing hockey, figure skating, curling, adaptive recreation, and other ice sports.

Feedback reinforced the Ice Arena's importance as a community recreation facility and gathering place, while highlighting significant limitations in available ice time and supporting spaces. Frequently identified needs included additional ice capacity, off-ice training areas, locker rooms, equipment storage, community gathering space, and improved parking.
The limitations of the existing single-sheet facility extend beyond accommodating future growth. Current ice availability restricts the ability to expand existing programs and introduce additional opportunities, including youth recreational hockey, girls' hockey, and synchronized skating. Some local demand is already being accommodated at other facilities, while other programming opportunities cannot be offered due to scheduling constraints. These limitations

demonstrate that the need for additional ice capacity is an existing challenge, rather than one driven solely by anticipated future growth.

Community survey results were consistent with stakeholder feedback. Among the 384 responses received, a second indoor ice sheet ranked as the highest-priority expanded amenity across all geographic respondent groups.

The findings provide Council with information about both the facility's immediate infrastructure needs and the community's priorities for its long-term development.

Alternatives and Conceptual Costs

The feasibility study identifies three levels of investment, with each option building upon the previous one. The following estimates are rounded and based on the 2026 conceptual cost matrix (Exhibit B).

Direction	Principal improvements	Additional scope	Cumulative total
1. Baseline Remediation	Waterproofing, drainage improvements, hillside removal, and modest off-ice training space	$3.27M	$3.27M
2. Strategic Improvement Opportunities	Adds community room, locker room refresh, parking/drop-off improvements, domestic water system upgrade, and shade structure	$2.98M	$6.25M
3. Rink Expansion	Adds NHL-size indoor ice sheet, expanded training, locker and support spaces, and additional parking	$31.38M	$37.63M

These figures are conceptual planning estimates rather than final project budgets. The options are not intended to represent all-or-nothing packages. Individual improvements may be modified, prioritized, or phased based on Council direction, available funding, and future design considerations. Estimates are expressed in 2026 dollars and will require refinement, including construction-cost escalation based on the eventual project schedule.

While all three alternatives address the underlying water intrusion concerns, they differ in their ability to meet broader facility needs. Baseline Remediation focuses on protecting the existing structure and addressing necessary repairs. Strategic Improvements would enhance functionality, supporting spaces, and the overall user experience but would not increase available ice capacity. Facility Expansion is the only alternative that would add ice capacity, addressing existing scheduling constraints while providing opportunities for additional programming and future growth.

Funding and Implementation

Feasibility Study Funding

The City has identified $1.5 million in FY2027 funding for the "Ice Arena Structural Remediation Project," representing nearly half of the estimated $3.27–$3.6 million needed for Baseline Remediation. While this allocation provides a starting point for addressing necessary

repairs, additional funding will be required to advance any of the three feasibility study options. The amount and timing of that investment will depend on Council's preferred direction and the final project scope.

Planned 2028 Capital Replacements

While separate from the feasibility study, the Ice Arena's planned 2028 capital replacements provide important context for Council's consideration of future facility investments, particularly given the significant scope of work already scheduled and the opportunities to coordinate these efforts.

The planned replacements were reviewed as part of the 2023 Facility Condition Assessment (FCA), which validated the anticipated timing and estimated costs of approximately $2.1 million. These improvements include replacement of the refrigeration system, dasher boards, rubber flooring, and other aging building systems. As part of the current feasibility study, MHTN further refined the estimated cost of this work to approximately $3.64 million based on current costs and a more detailed understanding of the anticipated scope. Exhibit B provides a detailed breakdown of the planned replacements, associated cost estimates, and allocated funding.

Funding for these replacements is supported by annual capital contributions from the Snyderville Basin Special Recreation District (District) and the City, along with additional funding approved through prior City capital budget processes. Based on current estimates, approved capital appropriations, and anticipated annual contributions, staff expects sufficient funding to complete the updated $3.64 million scope, although doing so would substantially deplete available capital reserves. An RFP for refrigeration engineering and design services is expected to be issued in November, which will help further refine the project scope and costs and identify whether any additional funding may be needed through the next capital budget process.

Project Coordination and Implementation

Although the planned capital replacements and feasibility study improvements are separate projects, their timing creates an important opportunity for coordination. The capital replacements are scheduled for a single summer 2028 shutdown to minimize disruptions to facility operations and revenue. Several of these projects require removal of the ice surface, making coordination particularly important to avoid multiple extended closures.

Council's direction on the feasibility study will help staff determine how the proposed improvements can be coordinated with these already-planned replacements. Establishing a preferred long-term direction now will help inform project sequencing and design, minimize duplicative work, and ensure that investments in the existing facility do not unnecessarily constrain future improvements or expansion opportunities.

Budget Analysis

If Council elects to proceed with any of the three proposed options, it will need to address additional financial considerations, including the availability of capital resources, competing project priorities, and potential long-term debt obligations.

From a budgetary perspective, Council has several approaches available to address the additional funding needed for the feasibility study improvements:

1. **Reduce Project Scope:** Council could elect to reduce the scope of Baseline Remediation to installation of a new waterproofing membrane ($520,000), while retaining the existing hillside and eliminating the proposed structure over the underground locker rooms. However, this approach would be inconsistent with the consultant's recommendation for long-term water intrusion mitigation and would leave the underlying hillside movement unresolved. As a result, the facility would remain vulnerable to recurring water intrusion beneath the concrete surface, continued cracking, uneven surfaces, and associated tripping hazards. While reducing the scope would lower upfront costs and return unused appropriated funds to the Capital Projects Fund for other priorities, it would increase the risk of ongoing maintenance needs and future capital expenditures.

2. **Reprioritize Existing Capital Projects or Request New Future Funding:** Council could consider delaying or deauthorizing previously approved capital projects to redirect available resources toward the Ice Arena or allocating new capital funding through future budget cycles. The required funding would vary significantly depending on the project option selected. Either approach would require Council to evaluate the relative priority of the Ice Arena improvements alongside other capital needs and consider the impacts of delaying, eliminating, or deferring funding for other projects.

3. **Pursue Debt Financing:** Council could consider issuing revenue bonds to finance some or all of the additional project costs. Based on preliminary financing assumptions of approximately 5% interest with a 10-year amortization, annual debt service is estimated at $130,000 per $1 million financed, with approximately $295,000 in total interest expense over the repayment period per $1 million borrowed. While debt financing would preserve existing capital resources in the near term, it would create a recurring financial obligation and reduce future budgetary flexibility. Any financing approach would require further evaluation of available revenue sources, repayment capacity, and the City's existing debt obligations.

Council Direction Requested

Comprehensive water intrusion remediation is necessary regardless of the City's long-term approach to the Ice Arena. The primary question for Council is how the City should plan beyond these essential repairs.

Staff requests Council feedback on the following:

1. Baseline Remediation: Should the City focus its planning and investment on addressing existing infrastructure deficiencies and maintaining the current facility?

2. Strategic Improvements: Should the City incorporate additional improvements that address identified space, operational, and community needs within the existing facility?

3. Facility Expansion: Should the City pursue further planning for a second indoor ice sheet to address existing demand and anticipated future growth?

Council may also identify specific improvements or priorities from the alternatives that warrant additional evaluation.

Direction provided during this work session will establish a framework for refining project scope, design, sequencing, partnerships, and funding strategies. Staff will return to Council for future consideration and approval before proceeding with construction.

Exhibits
A – Feasibility Study Executive Summary
B – Cost Matrix

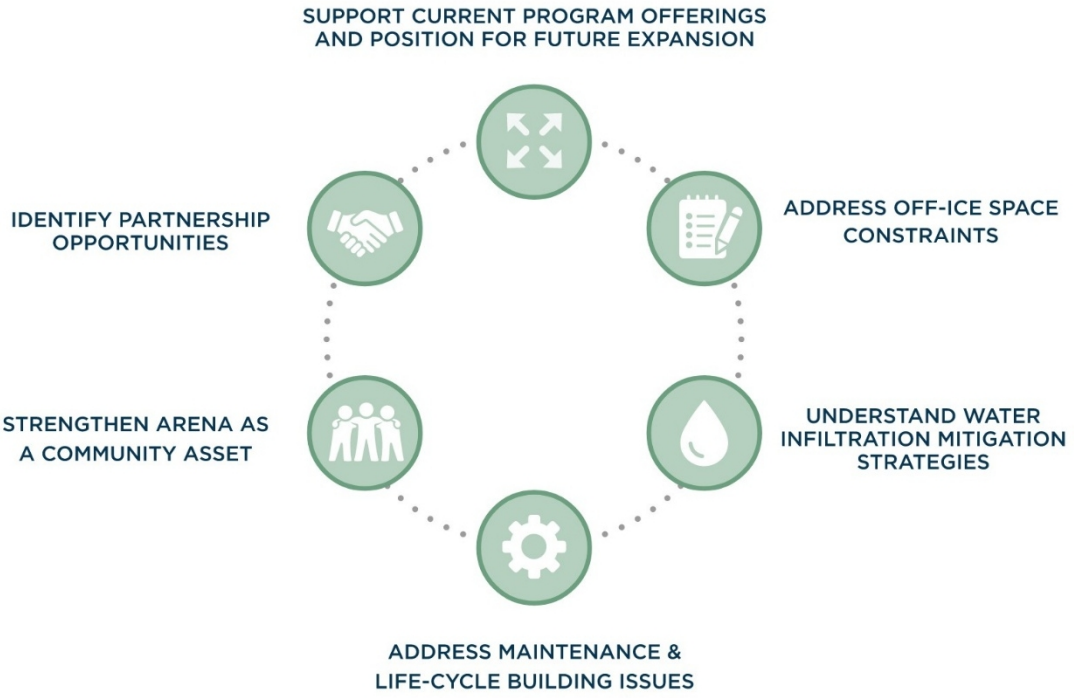
PARK CITY ICE ARENA 2026 FEASIBILITY STUDY

EXECUTIVE SUMMARY 9/25/26 (DRAFT)

MHTN ARCHITECTS

1. PROJECT PURPOSE

Park City Municipal initiated the 2026 Park City Ice Arena Feasibility Study to establish a long-term path forward for a highly utilized community facility. The Ice Arena has been continually operating for 20 years and is experiencing ongoing life-cycle capital improvement needs that are compounded by long-term water infiltration issues. This study builds upon previous planning and expansion efforts dating back more than a decade and evaluates the Ice Arena within the broader context of facility condition, current programming, community demand, and the continued development of Quinn's Junction as a regional recreation destination. The study focused on six primary goals:



The study confirmed that water intrusion remediation is necessary regardless of whether the Ice Arena is expanded. At the same time, the facility is entering a period of normal capital renewal, including significant planned investment in its refrigeration system and other building infrastructure. Together, these needs create an important decision point for Park City. Before making substantial investments in the existing facility, **the City has an opportunity to establish a long-term direction so that near-term improvements support—rather than constrain, duplicate, or require modification for—future expansion.**

The results of the 2026 feasibility study provide an opportunity to:

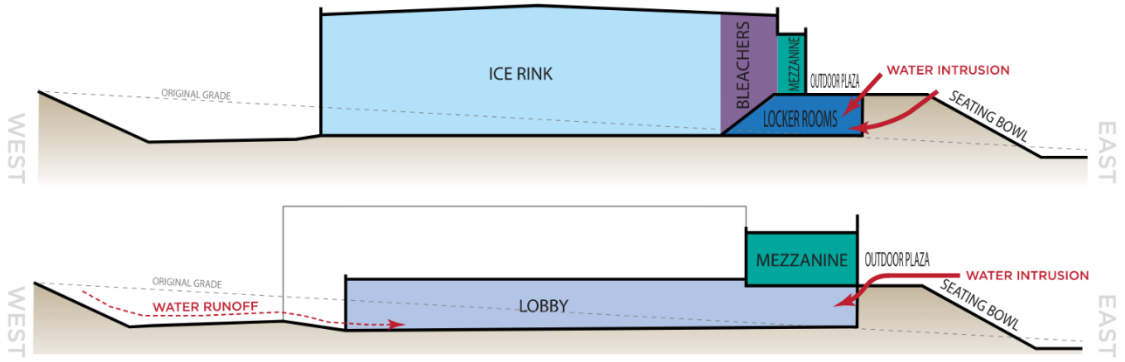
- Commit to advancing a durable solution to the ongoing water intrusion issues and repair costs.
- Consider the appropriate long-term expansion direction for the building.
- Establish a framework that allows near-term capital improvements to align with future goals for the Ice Arena.

280 South 400 West, Suite 250, Salt Lake City, Utah 84101 / P 801.595.6700 / F 801.595.6717 / www.mhtn.com

2. OVERALL STUDY FINDINGS

Water Intrusion Requires a Long-Term Solution

Water intrusion is the most significant existing-condition issue identified by the study and has affected the facility for much of its operating history. The primary condition occurs along the east side of the building, where Level 1 locker rooms are located beneath an exterior plaza/mezzanine. Available documentation, observed conditions, and the history of repeated repairs indicate that the existing assembly does not provide an effective continuous waterproofing system across the horizontal plaza and adjacent vertical surfaces.



Localized repairs - including concrete replacement, drainage improvements, crack sealing, and repeated maintenance - have addressed individual symptoms but have not resolved the underlying condition. Structural review found minor-to-moderate corrosion of steel framing beneath the plaza. Structural capacity does not appear compromised currently; however, continued exposure to moisture and freeze/thaw conditions increases the potential for future deterioration.

Additionally, water is entering the building from the western hillside, creating a second building/site condition that should be considered as part of a comprehensive water-management strategy. Early study discussions included perimeter drainage and other strategies, including building expansion, along the west side.

This study considered both interior and exterior remediation approaches appropriate for this type of water infiltration. The recommendation from the design team and the preferred long-term strategy is to stop water before it enters the building. This remediation would include:

- Excavate/remove the existing exterior plaza and adjacent soil as necessary.
- Install a continuous horizontal and vertical waterproofing membrane system over the existing structure.
- Evaluate concealed structural conditions once assemblies are exposed.
- Repair and protect affected structural materials.
- Install subgrade perimeter drainage system to move water/snow away from foundation walls
- Improve plaza drainage and site conditions contributing to infiltration.

A secondary approach to increasing the effectiveness of the improvements is to incorporate remediation into anticipated building/program expansion. Extending conditioned space above the existing level-1 east locker rooms would eliminate much of the exposed horizontal plaza condition, while broader expansion concepts can also help address the western building/hillside interface. Additionally, as indicated in base remediation strategy, removal of the adjacent hillside would further decrease the chance for water to migrate into the current locker rooms.

Interior remediation strategies were considered but are less desirable as a long-term solution because they primarily manage water after it has entered the building rather than eliminating the source of infiltration. These solutions, often topical sealer and concrete penetrators, would require additional maintenance and reinstallation over time

The study recommendation is that the water intrusion should move beyond continued localized repairs toward a comprehensive, long-term, external solution. The best solution as noted is the removal of the hillside, squaring off the mezzanine space, and waterproofing the existing exterior assembly.

The Facility Is Entering a Normal Period of Capital Renewal

The Ice Arena team has maintained a highly functional facility despite intensive use, long daily operating hours, and challenging conditions inherent to ice facilities. The need for reinvestment should not be interpreted as a lack of ongoing maintenance. Rather, a 20-year-old ice facility naturally has major systems reaching renewal or replacement cycles.

Current and anticipated needs include:

- Refrigeration-system renewal
- Recurring domestic water piping failures
- Rink temperature-control and dehumidification improvements
- Building automation and control-system modernization
- Lighting and lighting controls
- Emergency power capable of better protecting ice operations during extended outages
- Interior flooring, dasher boards, finishes, and other normal life-cycle replacements
- Continued envelope, drainage, and localized structural maintenance

Several of these improvements are already anticipated within the City's capital planning. Current planning anticipates a significant refrigeration-system project, including a future rink shutdown for implementation. Project discussions have specifically considered sizing or configuring replacement infrastructure so that it could support a future second sheet.

This creates an important sequencing issue: the City will be investing in the Ice Arena regardless of whether expansion proceeds. Establishing the intended long-term facility configuration before completing major capital projects can reduce the potential for duplicated work and allow new infrastructure to support future needs.

Existing Capacity Continues to Constrain Programming

Capacity concerns are not new. Previous studies dating back more than a decade consistently identified insufficient ice availability and growing program demand. By 2013-2014, the facility was operating at approximately 96-98% of available ice hours during much of the year and documenting substantial amounts of requested ice time that could not be accommodated.

The 2026 study found many of the same conditions:

- Ice time remains the primary constraint for hockey, figure skating, curling, adaptive programs, and other users
- Some programs seek ice at other regional facilities because additional Park City time is unavailable
- Early-morning and late-night scheduling remains necessary to accommodate existing users
- Limited availability constrains new programs and growth within existing programs

- A single sheet limits opportunities to host larger tournaments or events without displacing regular community use. The events are critical for player development and provide positive economic impact to the area.

Space constraints extend beyond the ice itself. Current users and staff consistently identified needs for:

- Off-ice and dryland training
- Equipment and long-term storage
- Flexible locker and changing spaces
- Coach and staff areas
- Larger community/team gathering space
- Improved spectator and family areas
- Parking expansion and drop-off improvements
- Better connections between the Ice Arena and surrounding Quinn's recreation uses

3. COMMUNITY AND STAKEHOLDER INPUT

Community engagement was an important component of the feasibility process and included an online survey, public outreach, stakeholder discussions, user-group interviews, staff input, and ongoing review with the project Core Committee. The engagement efforts provide two complementary types of information:

- Community survey results provide a broader indication of community sentiment and priorities.
- Focus groups and user interviews provide detailed insight into operational constraints, program needs, and opportunities for improvement.

Community Survey

The City received 384 community survey responses. Survey findings indicate majority support for additional ice capacity and provide an important community perspective alongside the more detailed input received from facility users. Respondents included representation from PCM Resident (20% of response), Snyderville Basin Residents (47% of response), and the larger area (33% of response).

Not surprisingly the main feedback was a desire for additional ice. This stems from challenges with ice time availability and lack of regional ice sheets. There was also a strong desire for additional outdoor recreation components and support spaces. Responses from outside 84060/84098 zip codes consistently commented on the need for additional parking.

Focus Groups and User Input

Focus-group discussions included hockey, figure skating, curling, adaptive recreation, arena staff, coaches, recreation representatives, and other Ice Arena stakeholders. While individual priorities varied, several themes were remarkably consistent across groups.

What participants value today

- Strong and responsive Ice Arena staff
- High-quality, well-maintained ice
- Affordable and accessible recreation
- Strong user groups and community partnerships
- Support for a broad range of ice and winter-sport activities
- The Arena's existing role as a regional community asset

Consistent challenges

- Insufficient ice availability during high-demand periods.
- Programming occurring very early in the morning and late at night because of limited availability
- Limited off-ice training and gathering space
- Inadequate storage and support space
- Specialized program needs cannot always be accommodated within the existing facility
- Parking and circulation challenges during peak periods
- Aging building systems and recurring water intrusion
- Limited ability to host larger events without displacing regular community programming

Opportunities identified through engagement

- A second indoor ice sheet received strong support across multiple user groups
- Expanded off-ice training was consistently identified as an important supporting amenity
- Flexible locker and changing areas could support multiple programs more efficiently than highly specialized spaces
- Additional storage would improve daily operations and reduce clutter in public and staff areas
- A larger community/team room could support camps, teams, parties, meetings, and small events
- Improved parking, drop-off, wayfinding, and outdoor support amenities could allow the Ice Arena to better serve the broader Quinn's recreation area
- Stakeholder discussions generally emphasized meeting local community needs first, with larger event or visitor opportunities considered as a secondary benefit

The outreach information also reinforces the regional nature of the facility. Basin Recreation has participated in Core Committee discussions and remains an important partner in the conversation. No specific new funding, operational, or use commitments have been established through this feasibility study.

4. WHY CONSIDER EXPANSION NOW

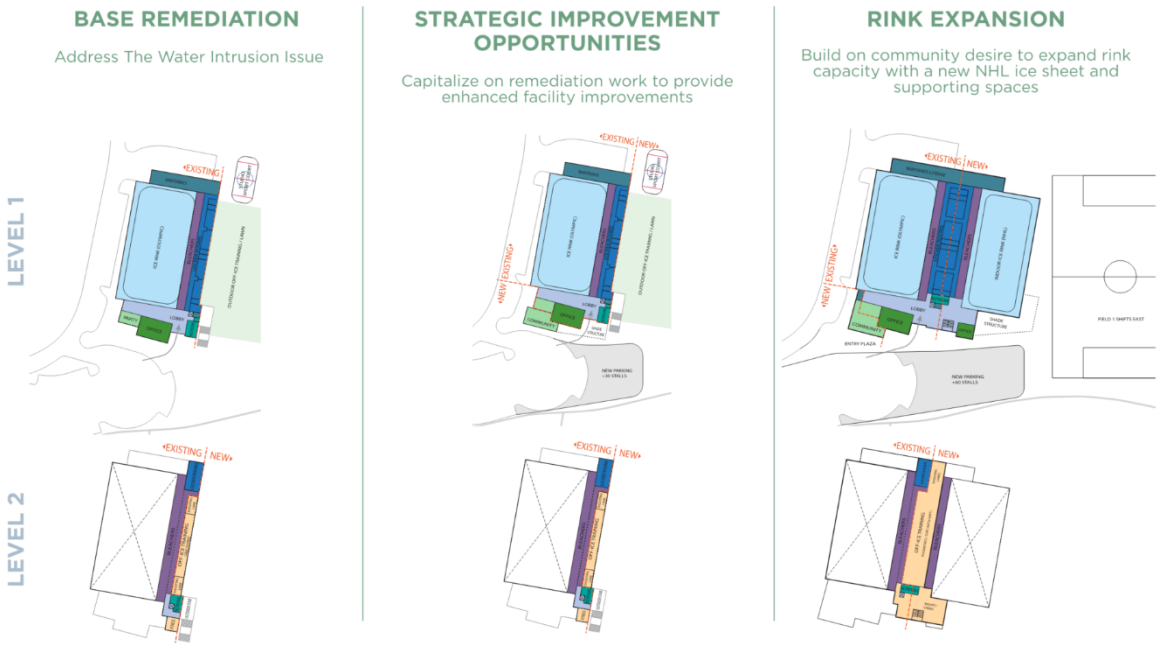
The need for additional ice has been discussed for more than a decade. The 2026 study does not suggest that expansion is the only method of addressing the Ice Arena's immediate needs. It does, however, identify a convergence of conditions that makes now an appropriate time to establish the long-term direction of the facility.

- Water remediation is unavoidable. Significant work is necessary to provide a durable solution to conditions that have persisted for much of the building's life.
- The facility is entering a significant capital renewal cycle. Refrigeration, plumbing, controls, electrical, finishes, and other building systems will require continued investment.
- Near-term investments should support the long-term plan. Decisions made now regarding refrigeration capacity, waterproofing, drainage, site work, utilities, and building improvements could either support future expansion or require modification if the City's long-term direction is established later.
- Program demand remains strong. Additional ice has been studied repeatedly, and current operations and community engagement indicate that the underlying capacity issue remains.

- Expansion itself can contribute to solving existing building problems, including water infiltration. The “Strategic Improvement” and “Rink Expansion” create usable program space to support expanding community use.
- Quinn’s Junction continues to evolve. Fields, trails, recreation facilities, planned pickleball development, and other investments increasingly position the area as an important recreational gateway for Park City and the broader region.
- The 2034 Olympic Winter Games provide an important planning horizon. The study does not assume the Ice Arena will serve as an Olympic competition venue. The Games do, however, reinforce Park City’s identity as a winter-sport community and create a logical milestone for considering the long-term quality and capacity of its recreation infrastructure.

5. FEASIBILITY STRATEGIES

The study organizes potential improvements into three broad strategies. Each strategy includes multiple sub-options and individual project components that can be adjusted as priorities and available funding become clearer. The **Base Remediation** strategy addresses the minimal investment needed to eliminate water intrusion issues. The **Strategic Improvement Opportunities** option capitalizes on anticipated remediation work to address items that have significant impact to community programs and long-term building maintenance. The **Rink Expansion** option encompasses the necessary improvements to add the community’s desired second rink.



BASELINE REMEDIATION - Address Water Intrusion
Focus on long-term water intrusion remediation.

- Exterior waterproofing and drainage improvements.
- Smaller off-ice training expansion above the existing east locker rooms to eliminate horizontal infiltration area
- Removal of the east hillside to limit water infiltration potential; area could be used long term for building expansion or in the short term for exterior studio sports courts
- Provide exterior egress stairs from second level mezzanine per code

This represents the most limited level of intervention and does not substantially increase ice capacity.

STRATEGIC IMPROVEMENT OPPORTUNITES – Improve Existing Facilities

Coordinate water remediation with a larger facility improvement campaign while preserving the ability to add additional ice in the future.

- Expand current party rooms to create new community room; address water infiltration in this area
- Refresh existing lockers damaged by water infiltration
- Expand parking and drop off area
- Update existing failing domestic water system
- Add new entry shade structure that contribute to the broader Quinn's recreation area.

This option provides a pathway to solve immediate building issues while improving the functionality of the Arena without constructing a second sheet at this time.

RINK EXPANSION – Provide Additional Ice and Support Spaces

Develop a comprehensive expansion centered on a new NHL-size indoor ice sheet.

- Second indoor ice sheet.
- Expanded off-ice training.
- Additional locker, storage, and maintenance space.
- Expanded lobby and circulation.
- Community/team space.
- Additional spectator seating where appropriate.
- Expanded parking and site improvements.
- Coordination with surrounding fields and Quinn's recreation uses.

This building expansion most directly responds to the long-standing capacity issue and community/user interest in additional ice.

6. CONCEPTUAL COST PROJECTION

Conceptual costs were developed for each of the outlined options. Each strategy contains multiple individual projects and sub-options rather than a single fixed scope. At the full scope currently represented in the cost model, the approximate total project cost is:

- **Baseline Remediation: $3.2 – 3.6 million**
- **Strategic Improvement Opportunities: $2.9 – 3.2 million**
- **Rink Expansion: $30.5 – 32.0 million**
- **TOTAL PROJECT: $36.6 – 38.8 million**

Cost assumptions include:

- Approximately 20 - 25% soft costs, including design and consultant services, project contingency, testing/inspection, furniture/equipment, and related project costs.

- Costs are expressed in 2026 dollars.
- Future project budgets should include normal construction-cost escalation based on the eventual design and construction schedule.
- Costs will require refinement as individual scope components, site conditions, delivery method, and phasing are developed.

These figures are intended for feasibility planning and should not be interpreted as final project budgets. Importantly, the cost model is structured as a menu of improvements rather than three fixed all-or-nothing projects. Individual components can be added, removed, deferred, or phased based on:

- Available capital.
- Future funding opportunities.
- Council priorities.
- Operational needs.
- Potential partnerships.
- Coordination with already planned capital projects

This approach allows Council to establish a long-term direction without committing immediately to construction of every component within that option. As capital becomes available, individual projects can be evaluated against the larger plan and implemented in a sequence that protects the City's long-term investment.

7. COUNCIL CONSIDERATIONS AND RECCOMNEDED NEXT STEPS

1. Advance a Durable Solution to the Water Intrusion Problem

The existing water intrusion conditions have persisted for much of the facility's life and should move beyond repeated localized repair. The next phase should include necessary design and bid documents to establish a comprehensive exterior water-management and waterproofing solution.

2. Establish the Long-Term Direction for the Ice Arena

Council should consider whether future planning and capital investment should be based on:

- **BASELINE REMEDIATION primarily addresses ongoing water infiltration issues and sets project up for future**
- **STRATEGIC IMPROVEMENT OPPORTUNITIES: capitalizes on necessary remediation work to provide enhanced and targeted facility improvements**
- **RINK EXPANSION: provides a solution to long term community desire to expand the rink**

Establishing a preferred direction does not require Council to authorize construction of the ultimate project at this time. Instead, it provides a framework for additional programming, design, funding, partnership, and phasing analysis. It also allows near-term capital projects - including water remediation and planned building-system replacements - to be evaluated against a known long-term plan.

The central question is no longer whether the existing Ice Arena will require investment. It will. The decision is whether Park City makes those investments solely to sustain the facility as it exists today or establishes a long-term direction that allows each investment to contribute toward the facility the community will need for the next 20 years.

PARK CITY ICE ARENA
Cost Matrix 10.22.26

MHTN ARCHITECTS

PARK CITY 1884

Projected 5% escalation per year

	Line Item	Scope	Priority	Notes	Construction Cost	2026 Project Estimate	Allocated Budget (GL#0758) (FY27)	Notes	2027	2028	2029	2030	2031
BASELINE REMEDIATION	1.1	**Waterproofing**	1	Remove existing concrete mezzanine slab; trench along existing building and install waterproofing membrane over entire horizontal and vertical surface;	$ 428,750	$ 520,000			$ 546,000	$ 573,300	$ 601,965	$ 632,063	$ 663,666
	1.2	**Off Ice Training Expansion**	1	Square off building by adding new off-ice training space above existing locker rooms; space to accommodate shooting lanes and cardio/weights; provide access to exterior and mezzanine	$ 1,248,000	$ 1,560,000	$ 1,500,000	Ice Arena Structural Remediation Project	$ 1,638,000	$ 1,719,900	$ 1,805,895	$ 1,896,190	$ 1,990,999
	1.3	**Hillside Removal**	1	Remove tiered seating and hillside to eliminate sloped soil condition against building. Flatten space for possible studio sheet or exterior training. Provide egress stair from second level per code	$ 990,000	$ 1,190,000			$ 1,249,500	$ 1,311,975	$ 1,377,574	$ 1,446,452	$ 1,518,775
					$ 2,666,750	**$ 3,270,000**	**$ 1,500,000**		$ 3,433,500	$ 3,605,175	$ 3,785,434	$ 3,974,705	$ 4,173,441

	Line Item	Scope	Priority	Notes	Construction Cost	2026 Project Estimate	Allocated Budget (GL#0150)	Notes	2027	2028	2029	2030	2031
STRATEGIC IMPROVEMENT OPPORTUNITIES	2.1	**Community Room Expansion**	2	Expand existing party room to create a larger, flexible community gathering space that supports current ice programs and facility needs; include an operable partition and refresh the existing party room.	$ 1,000,000	$ 1,250,000	$ -		$ 1,312,500	$ 1,378,125	$ 1,447,031	$ 1,519,383	$ 1,595,352
	2.2	**Locker Room Refresh**	2	Refresh existing Level 1 locker rooms + new paint, restroom/shower tile, toilet partitions	$ 155,000	$ 200,000	$ -		$ 210,000	$ 220,500	$ 231,525	$ 243,101	$ 255,256
	2.3	**Parking Expansion**	2	Expand parking lot to east; provide new drop off zone for building/fields (30+ stalls)	$ 360,000	$ 440,000	$ -		$ 462,000	$ 485,100	$ 509,355	$ 534,823	$ 561,564
	2.4	**Domestic Water System Upgrade**	2	Replace failing copper piping throughout building	$ 510,000	$ 640,000	$ -		$ 672,000	$ 705,600	$ 740,880	$ 777,924	$ 816,820
	2.5	**Entry Shade Structure**	2	New custom shade structure between lobby and playfields to improve drop off experience and staging for playfields	$ 375,000	$ 450,000	$ -		$ 472,500	$ 496,125	$ 520,931	$ 546,978	$ 574,327
					$ 2,400,000	**$ 2,980,000**	$ -		$ 3,129,000	$ 3,285,450	$ 3,449,723	$ 3,622,209	$ 3,803,319

	Line Item	Scope	Priority	Notes	Construction Cost	2026 Project Estimate	Allocated Budget (GL#0150)	Notes	2027	2028	2029	2030	2031
RINK EXPANSION	3.1	**Additional Ice Sheet**	1	Expand building to east to create new NHL-size ice sheet; accommodate flexible dasher board system for multiple sport use	$ 17,050,000	$ 21,320,000			$ 22,386,000	$ 23,505,300	$ 24,680,565	$ 25,914,593	$ 27,210,323
	3.2	**Lobby Expansion**	1	Expand lobby to east and provide internal stair connection to second level training spaces; provide new admin spaces and connection to second ice sheet	$ 1,696,000	$ 2,120,000			$ 2,226,000	$ 2,337,300	$ 2,454,165	$ 2,576,873	$ 2,705,717
	3.3	**Maintenance Expansion**	1	Expand existing maintenance and shop area to the east; connect to new ice sheet	$ 810,000	$ 1,020,000			$ 1,071,000	$ 1,124,550	$ 1,180,778	$ 1,239,816	$ 1,301,807
	3.4	**Locker Room Expansion**	1	Expand first level locker room and storage to east (4-5 new locker rooms added)	$ 3,000,000	$ 3,750,000			$ 3,937,500	$ 4,134,375	$ 4,341,094	$ 4,558,148	$ 4,786,056
	3.5	**Locker Room Remodel**	1	Rework existing locker rooms to accommodate expansion; rework access to create connecting corridors	$ 315,000	$ 400,000	$ 25,000	Locker Room Toilet Partitions	$ 420,000	$ 441,000	$ 463,050	$ 486,203	$ 510,513
	3.6	**Restroom Remodel**	2	Remodel existing level 2, north restroom into new training room locker room	$ 300,000	$ 380,000			$ 399,000	$ 418,950	$ 439,898	$ 461,892	$ 484,987
	3.7	**Cardio/Weights Addition**	2	Expand off-ice area to south to create new weights/cardio space; downsize + refresh existing restrooms to accommodate; provide overlook to new rink	$ 720,000	$ 900,000			$ 945,000	$ 992,250	$ 1,041,863	$ 1,093,956	$ 1,148,653
	3.8	**Ice Sheet Bleachers**	2	New concrete bleachers to match layout of existing bleachers on new rink; provide storage space below bleachers	$ 840,000	$ 1,050,000			$ 1,102,500	$ 1,157,625	$ 1,215,506	$ 1,276,282	$ 1,340,096
	3.9	**Parking Expansion**	2	Relocate soccer filed to allow for additional parking lot expansion to the east (+30 stalls)	$ 360,000	$ 440,000			$ 462,000	$ 485,100	$ 509,355	$ 534,823	$ 561,564
					$ 25,091,000	**$ 31,380,000**	**$ 25,000**		$ 32,949,000	$ 34,596,450	$ 36,326,273	$ 38,142,586	$ 40,049,715

	Line Item	Scope	Priority	Notes	Construction Cost	2026 Project Estimate	Allocated Budget (GL#0150)	Notes	2027	2028	2029	2030	2031
ANTICIPATED 2028 CAPITAL PROJECTS	4.1	**Flooring Update**	1	Replace existing rubber floor in lobby, rink, offices	$ 162,000	$ 187,000	$ 162,000	Does not include locker rooms given recent updates	$ 196,350	$ 206,168	$ 216,476	$ 227,300	$ 238,665
	4.2	**Rink Temperature Control**	1	Upgrade controls to provide improved temperature control over ice surface.	$ 275,000	$ 317,000	$ 294,000		$ 332,850	$ 349,493	$ 366,967	$ 385,315	$ 404,581
	4.3	**Dasher Board Replacement**	1	Remove and replace dasher board on existing ice sheet	$ 375,000	$ 432,000	$ 200,000	Price has increased significantly since this estimate; $380k is better to hold if not higher.	$ 453,600	$ 476,280	$ 500,094	$ 525,099	$ 551,354
	4.4	**Ice Refrigeration Replacement**	1	Replace aging ice refrigeration system; consider upsizing capacity to accommodate a potential second sheet.	$ 2,000,000	$ 2,300,000	$ 1,100,000	Recent numbers, up to $2.3m if changing to a new refrigerant type.	$ 2,415,000	$ 2,535,750	$ 2,662,538	$ 2,795,664	$ 2,935,448
	4.5	**Front Door Replacement**	1	Replace aging automatic front doors due to increasing service and maintenance needs; approaching end of life	$ 20,000	$ 23,000	$ 22,000		$ 24,150	$ 25,358	$ 26,625	$ 27,957	$ 29,354
	4.6	**Interior Paint**	1	Re-paint ceiling above the ice surface due to chipping paint. Repaint additional areas including lobby, party room, and office and staff areas.	$ 60,000	$ 69,000	$ 60,000		$ 72,450	$ 76,073	$ 79,876	$ 83,870	$ 88,063
	4.7	**Toilet Partitions**	1	Replace partitions in locker rooms and upstairs restrooms. Lobby partitions were replaced more recently with a RAP Tax grant.	$ 20,000	$ 23,000	$ 25,000		$ 24,150	$ 25,358	$ 26,625	$ 27,957	$ 29,354
	4.8	**Elevator Cab finishes and Controls**	1	Replace/update elevator cab finishes and controls as recommended in the 2023 FCA.	$ 12,000	$ 14,000	$ 14,000		$ 14,700	$ 15,435	$ 16,207	$ 17,017	$ 17,868
	4.9	**Plumbing replacements**	1	Replace various aging plumbing components, including storage tanks, pumps and heaters	$ 50,000	$ 58,000	$ 33,700	Allowance	$ 60,900	$ 63,945	$ 67,142	$ 70,499	$ 74,024
	4.10	**Eye Wash Station**	1	Replace existing eye wash station, due to aging and condition.	$ 2,500	$ 3,000	$ 4,600		$ 3,150	$ 3,308	$ 3,473	$ 3,647	$ 3,829
	4.11	**Boilers (2)**	1	Replace two boilers approaching the end of their useful life.	$ 30,000	$ 35,000	$ 25,400	Verify size/type	$ 36,750	$ 38,588	$ 40,517	$ 42,543	$ 44,670
	4.12	**Snow Melting Pit**	1	Replace existing snow melt pit with stainless steel piping. Existing steel piping is rusting and requires replacement.	$ 15,000	$ 18,000	$ 11,200		$ 18,900	$ 19,845	$ 20,837	$ 21,879	$ 22,973
	4.13	**Surge Tank**	1	Replacement of surge tank approaching the end of its useful life	$ 7,500	$ 9,000	$ 8,040	Verify size/type	$ 9,450	$ 9,923	$ 10,418	$ 10,940	$ 11,487
	4.14	**Exhaust Fans (5)**	1	Replace four small and one large exhaust fan in various mechanical areas that are approaching the end of their useful lives.	$ 20,000	$ 23,000	$ 16,000		$ 24,150	$ 25,358	$ 26,625	$ 27,957	$ 29,354
	4.15	**Replace VFD**	1	Replacement of three VFDs approaching end of their useful life	$ 25,500	$ 30,000	$ 26,500		$ 31,500	$ 33,075	$ 34,729	$ 36,465	$ 38,288
	4.16	**Replace Security Cameras**	1	Replace facility security cameras in coordination with IT and Citywide security standards and direction.	$ 85,000	$ 98,000	$ 98,000	TBD on count and system	$ 102,900	$ 108,045	$ 113,447	$ 119,120	$ 125,076
					$ 3,159,500	**$ 3,639,000**	**$ 2,101,240**	The 2023 Facility Condition Assessment estimated 2028 capital work at $2.1M; MHTN's updated estimate for the same scope is $3.64M. Capital funding through FY29 was sufficient to cover the original estimate with reserves for future repairs and replacements. The updated estimate will consume nearly all available funding, leaving little to no reserve beyond FY29.	$ 3,820,950	$ 4,011,998	$ 4,212,597	$ 4,423,227	$ 4,644,389

	Line Item	Scope	Priority	Notes	Construction Cost	2026 Project Estimate	Allocated Budget (GL#0150)	Notes	2027	2028	2029	2030	2031
ADDITIONAL ITEMS	5.1	**Staff Break Room Improvements**	3	Update finishes and millwork in staff break area	$ 45,000	$ 60,000			$ 63,000	$ 66,150	$ 69,458	$ 72,930	$ 76,577
	5.2	**Wayfinding and Branding**	3	Create new branding graphics for lobby and ice sheet; refresh comprehensive site and building signage	$ 150,000	$ 180,000			$ 189,000	$ 198,450	$ 208,373	$ 218,791	$ 229,731
	5.3	**Interior Paint**	3	Repaint existing interior spaces (full building minus back of house area)	$ 210,000	$ 260,000	$ 60,000	Ceiling over ice sheet, lobby and offices	$ 273,000	$ 286,650	$ 300,983	$ 316,032	$ 331,833
	5.4	**LED Lighting Upgrade**	3	Replace existing lighting with energy efficient LED	$ 357,000	$ 450,000			$ 472,500	$ 496,125	$ 520,931	$ 546,978	$ 574,327
	5.5	**Emergency Generator**	3	Install new generator to provide emergency backup for ice refrigeration system	$ 120,000	$ 150,000			$ 157,500	$ 165,375	$ 173,644	$ 182,326	$ 191,442
	5.6	**Cold Slab Replacement**	3	Replace existing ice sheet slab (per consultants existing slab should be good for 30+ years)	$ 1,200,000	$ 1,500,000		No current indication that this is needed. We are currently assessing to ensure this replacement is not needed at this time. Cold slab could last up to 50 years.	$ 1,575,000	$ 1,653,750	$ 1,736,438	$ 1,823,259	$ 1,914,422
	4.6	**Domestic Water System Upgrade**	3	Replace failing copper piping throughout building	$ 510,000	$ 640,000			$ 672,000	$ 705,600	$ 740,880	$ 777,924	$ 816,820
	5.7	**Studio Sports Court Sheet**	3	Install multifunctional, exterior sports court for off ice training; court to sit on concrete pad	$ 275,000	$ 320,000			$ 336,000	$ 352,800	$ 370,440	$ 388,962	$ 408,410
	5.8	**Restroom Refresh**	3	Update remaining Level 1 restrooms adjacent to front lobby	$ 200,000	$ 250,000			$ 262,500	$ 275,625	$ 289,406	$ 303,877	$ 319,070
					$ 3,067,000	**$ 3,810,000**	**$ 60,000**		$ 4,000,500	$ 4,200,525	$ 4,410,551	$ 4,631,079	$ 4,862,633

General Notes

- existing building = 51,000 sf (41,000 L1; 10,000 L2)
- assume 20 - 25% soft costs (project contingency, design, testing/inspection, FFE)
- anticipated project cost include construction + soft costs

PROJECT Cost Summary

BASELINE REMEDIATION	$	3,270,000
STRATEGICIMPROVEMENTOPPORTUNITIES	$	2,980,000
RINK EXPANSION	$	31,380,000
Cumulative Subtotal	**$**	**37,630,000**
ANTICIPATED 2028 CAPITAL PROJECTS	$	3,639,000
ADDITIONAL ITEMS	$	3,810,000

Budget Overview

QUI 0150 - Ice Arena Capital Repairs & Replacement Outlook			
FY 2027 Existing and new budget in QUI0150		$	2,967,030
FY 2028 New CIP funding		$	170,000
FY 2028 Basin contribution		$	93,300
FY 2028 City contribution		$	66,000
FY 2029 New CIP funding		$	200,000
FY 2029 Basin contribution		$	93,300
FY 2029 City contribution		$	66,000
QUI 0150 -Total Funding through FY 2029		**$**	**3,655,630**
	2028 Project estimates (updated)	$	3,639,000
	Net	**$**	**16,630**
QUI 0759- Ice Arena Structural Remediation	**Funding**	**$**	**1,500,000**
	Baseline remediation estimate	$	3,270,000
	Net	**$**	**(1,770,000)**

Note: Anticipated 2028 capital improvements are scheduled for May–September 2028, with FY29 funding available July 1, 2028. Additional capital expenses through FY34 are projected to be minimal (less than $90,000 total). Annual contributions from the City ($66,000) and Basin ($93,300) will accumulate to replenish the capital reserve.

City Council Staff Report

Subject: Finance Director Appointment
Author: Sarah Mangano
Department: Human Resources
Date: November 5, 2026

Executive Summary
Consider giving advice and consent for the Mayor's appointment of Cory Cameron as Park City Municipal Corporation's Finance Director. Pursuant to Park City Code § 2-4-13, the Mayor appoints the Finance Director with the advice and consent of the City Council.

Analysis
On April 9, 2026, the Human Resources team began the requisition and recruitment process to backfill the prior City Finance Director, Mindy Finlinson. The requisition yielded a total of 114 applicants from multiple states, but primarily from Utah. Five candidates were identified to move into the in-person interview process. An additional recruitment process yielded four additional candidates for in-person interviews.

At the conclusion of the interviews, Mayor Dickey nominated Cory Cameron to serve as the next Finance Director and is requesting Council advice and consent to confirm the appointment.

Cory Cameron started his accounting and finance career with a BS in Accounting & Economics from Westminster College and built upon that degree with an MBA in Accounting from Weber State University. Cory started a municipal career in Texas as the City of Austin's Financial Manager, specifically supporting the Austin-Travis County Emergency Medical Services. Cory shifted his focus to supporting local outdoor brands including Armada Skis, Mavic, Head Sports, and Fjallraven. Through his career in sporting goods, Cory rose through the ranks, eventually leading the finance function of Fenix Outdoor Imports as their CFO. This journey led him to return to Utah and a subsequent CFO role supporting Game One.

His breadth of experience in public and private sector finance will bring a welcome perspective to the Finance Department.

Funding
This position is currently budgeted in the Finance Department personnel budget.

City Council Staff Report

Subject: August 2026 Sales Tax Report
Author: Budget Team
Department: Budget Department
Date: November 5, 2026

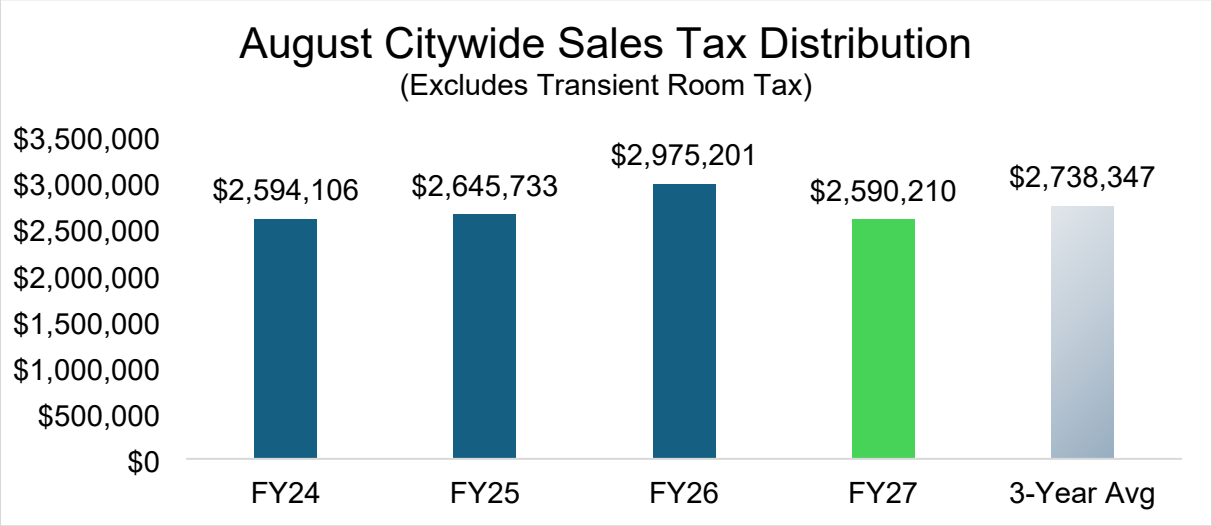
Sales Tax Distribution

The following summarizes the August sales tax distribution.

Citywide Sales Tax Distribution Summary (excludes Transient Room Tax):
Monthly (August):
Revenue: $2,590,210 — down $384,992 (-12.9%) vs. August 2025; down $201,539 (-7.2%) vs. the budget.

Rolling Quarter (June – August):
Revenue: $8,348,374 — up $16,550 (+0.2%) vs. the same period last year; up $773,871 (+10.2%) vs. the budget.

Year-to-Date (July - August):
Revenue: $5,632,057 — up $7,625 (+0.1%) vs. the same period last year; up $272,242 (+5.1%) vs. the budget.



General Fund Distribution Summary:
Monthly (August):
Revenue: $1,478,672 — up $88,431 (+6.4%) vs. August 2025; down $137,057 (-8.5%) vs. the budget.

Rolling Quarter (June – August):
Revenue: $4,491,284 — up $533,629 (+13.5%) vs. the same period last year; up $248,674 (+5.9%) vs. the budget.

Year-to-Date (July - August):
Revenue: $3,213,914 — up $584,714 (+22.2%) vs. the same period last year; up $112,736 (+3.6%) vs. the budget.
Note: FY27 General Fund results also reflect the change in the allocation of Resort Tax.

Transient Room Tax (TRT) Distribution Summary:
Monthly (August):
Revenue: $191,649 — down $21,397 (-10%) vs. August 2025; down $20,304 (-9.6%) vs. the budget.

Rolling Quarter (June – August):
Revenue: $582,026 — up $22,136 (+4%) vs. the same period last year; up $2,959 (+0.5%) vs. the budget.

Year-to-Date (July - August):
Revenue: $406,484 — down $19,334 (-4.5%) vs. the same period last year; down $17,832 (-4.2%) vs. the budget.

Sales Tax Analysis

August's sales tax distribution was notably weaker than July, but the monthly result should not be interpreted in isolation. Citywide sales tax excluding Transient Room Tax declined 12.9% compared to last August after increasing 14.8% in July. Through the first two months of FY27, collections are essentially unchanged from the same period last year and remain 5.1% above budget.

The sharp reversal between July and August is consistent with timing effects in the State distribution process, which can shift collections between months. While the August distribution was weak on its own, the combined July and August result provides a more stable view of underlying performance and suggests that overall sales tax activity remained relatively consistent with last year through the first two months of FY27.

The General Fund continues to show considerably stronger year-over-year growth than citywide collections. Fiscal year-to-date General Fund distributions are up 22.2% from last year, but this comparison is affected by the FY27 change in Resort Tax allocation, which directs a larger share of those revenues to the General Fund. The increase therefore reflects both sales tax performance and the change in fund allocation rather than an equivalent increase in underlying taxable activity.

Transient Room Tax remains the softer revenue indicator early in FY27. August TRT declined 10% compared to last year and 9.6% compared to budget, bringing fiscal

year-to-date collections 4.5% below last year and 4.2% below budget. The weakness was concentrated in non-hotel lodging: August hotel TRT increased approximately 9% from last year, while non-hotel collections declined approximately 36%. This distinction also shows up in current lodging indicators. The Chamber's August research report shows improving hotel demand during the month, while short-term rental demand declined.

The August lodging comparisons also warrant some caution. Labor Day weekend fell partly in August in 2025 but entirely in September in 2026, shifting a significant travel weekend out of the August comparison. While this calendar difference affects reported lodging activity, it does not necessarily explain the decline in August TRT distributions.

With only two FY27 distributions available, it remains too early to establish a fiscal year trend. Staff will continue monitoring sales tax distributions and lodging indicators to assess whether overall collections remain consistent with last year and whether the weakness in non-hotel lodging persists as the City approaches the winter tourism season.

This report reflects amounts distributed by the State Tax Commission and therefore lags real-time economic activity.

Exhibits

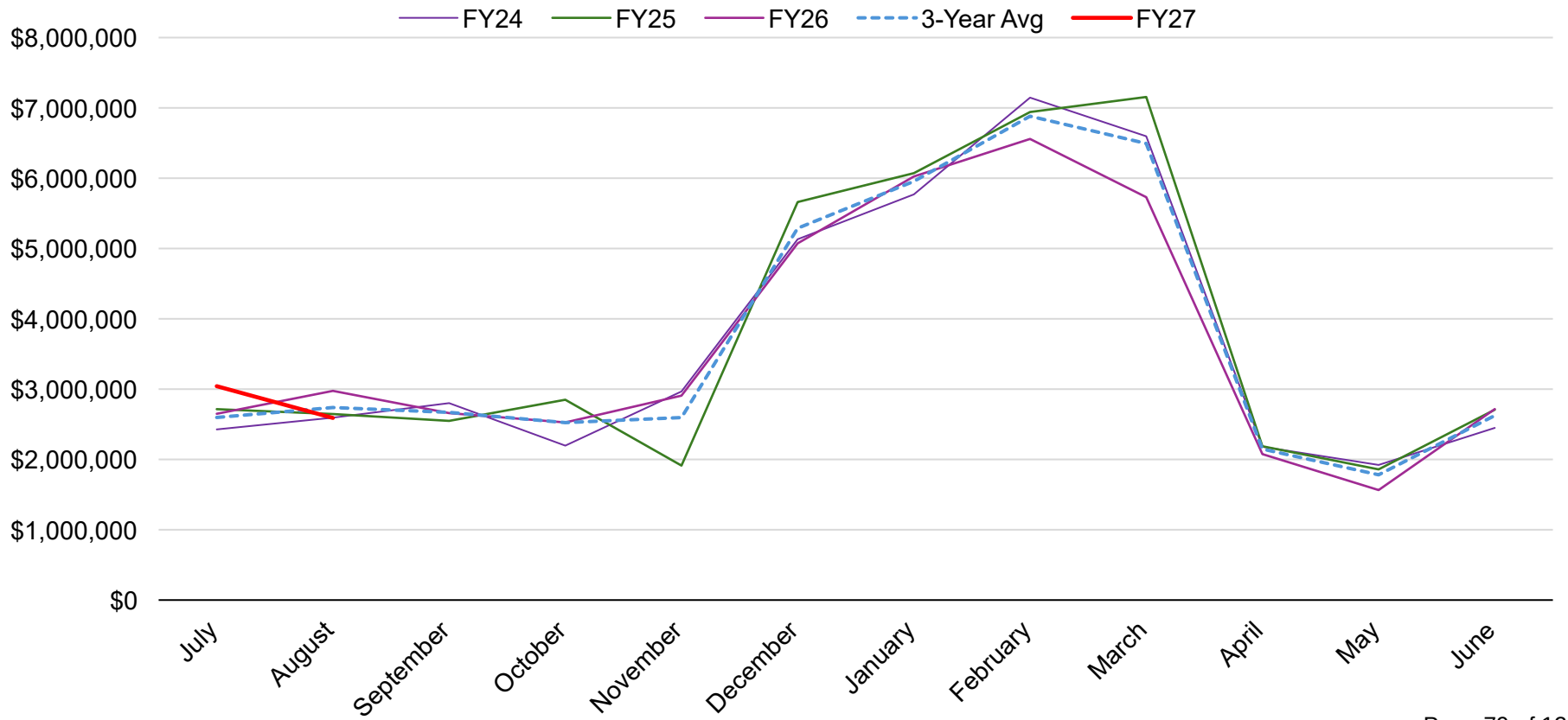
Exhibit A: FY27 August Sales Tax Distribution Data

August Sales Tax Distribution



Sales Tax Distributions

Annual Sales Tax Revenue by Distribution Over Time by Month



Source: Park City Municipal Corporation. As of October 2026. Note: Excludes Transient Room Sales Tax.

Local Option Sales Tax Distribution

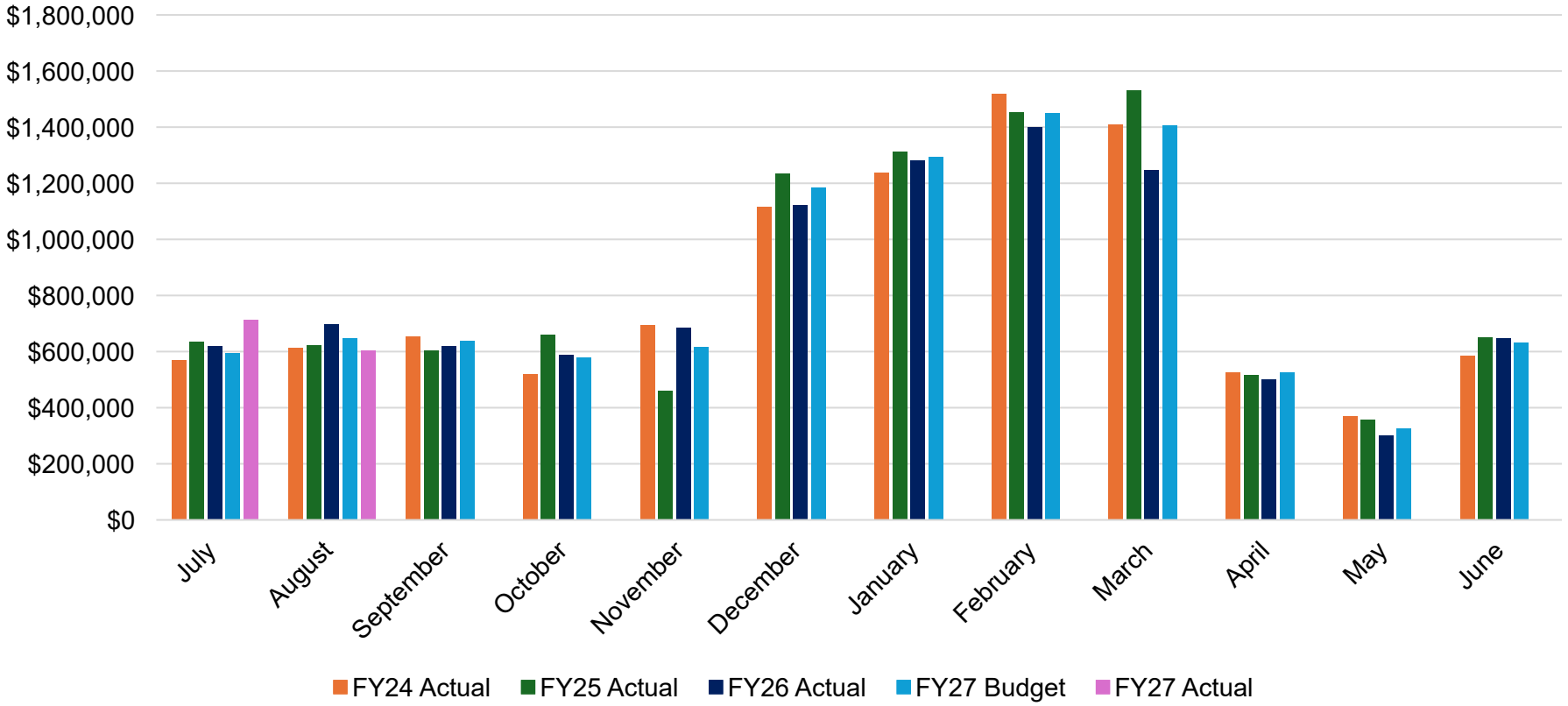
Local Option Sales Tax - Monthly							
Month	**FY24 Actual**	**FY25 Actual**	**FY26 Actual**	**FY27 Budget**	**FY27 Actual**	**FY27 v FY26, % Variance**	**Actuals vs Budget**
July	$570,791	$634,037	$619,299	$595,561	$714,306	15.3%	19.94%
August	$612,827	$623,012	$697,269	$647,973	$605,695	-13.13%	-6.52%
September	$655,342	$604,981	$620,391	$637,408			
October	$521,364	$661,089	$587,862	$580,464			
November	$695,129	$460,257	$686,489	$617,876			
December	$1,116,760	$1,233,701	$1,121,439	$1,184,711			
January	$1,236,790	$1,312,696	$1,281,332	$1,293,549			
February	$1,518,413	$1,453,765	$1,399,850	$1,450,028			
March	$1,408,614	$1,530,462	$1,246,215	$1,406,458			
April	$525,152	$515,667	$500,842	$524,559			
May	$370,168	$357,004	$300,463	$326,442			
June	$586,773	$652,449	$647,016	$631,076			
Total	**$9,818,123**	**$10,039,119**	**$9,708,467**	**$9,896,106**			

Local Option Sales Tax - Cumulative							
Month	**FY24 Actual**	**FY25 Actual**	**FY26 Actual**	**FY27 Budget**	**FY27 Actual**	**FY27 v FY26, % Variance**	**Actuals vs Budget**
July	$570,791	$634,037	$619,299	$595,561	$714,306	15.3%	19.94%
August	$1,183,618	$1,257,049	$1,316,568	$1,243,534	$1,320,001	0.26%	6.15%
September	$1,838,960	$1,862,030	$1,936,958	$1,880,942			
October	$2,360,324	$2,523,119	$2,524,820	$2,461,406			
November	$3,055,453	$2,983,376	$3,211,309	$3,079,282			
December	$4,172,213	$4,217,077	$4,332,748	$4,263,993			
January	$5,409,003	$5,529,773	$5,614,080	$5,557,542			
February	$6,927,416	$6,983,537	$7,013,930	$7,007,570			
March	$8,336,030	$8,513,999	$8,260,145	$8,414,028			
April	$8,861,182	$9,029,667	$8,760,987	$8,938,588			
May	$9,231,350	$9,386,670	$9,061,450	$9,265,030			
June	$9,818,123	$10,039,119	$9,708,467	$9,896,106			

Source: Park City Municipal Corporation. As of October 2026.

Local Option Sales Tax Distribution

Local Option Sales Tax
Historical Sales Tax Revenues July - December



Source: Park City Municipal Corporation. As of October 2026.

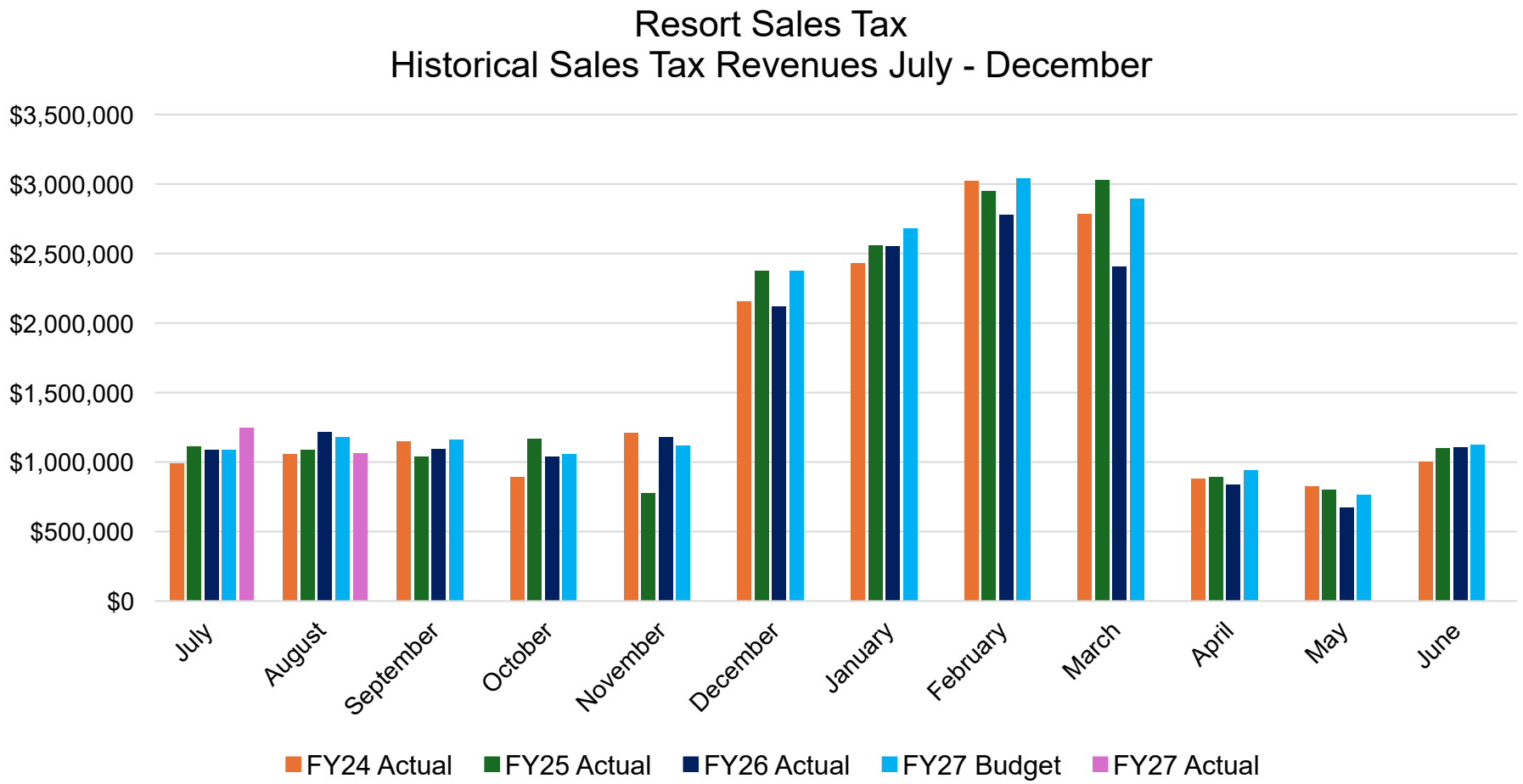
Resort Sales Tax Distribution

Resort Sales Tax - Monthly							
Month	**FY24 Actual**	**FY25 Actual**	**FY26 Actual**	**FY27 Budget**	**FY27 Actual**	**FY27 v FY26, % Variance**	**Actuals vs Budget**
July	$992,105	$1,112,701	$1,087,122	$1,085,228	$1,245,044	14.53%	14.73%
August	$1,059,869	$1,086,352	$1,215,741	$1,180,191	$1,064,606	-12.43%	-9.79%
September	$1,146,679	$1,037,171	$1,092,154	$1,162,824			
October	$893,576	$1,169,253	$1,039,080	$1,058,401			
November	$1,212,812	$773,844	$1,182,681	$1,115,726			
December	$2,158,917	$2,377,602	$2,119,277	$2,378,120			
January	$2,432,537	$2,559,004	$2,550,252	$2,678,806			
February	$3,023,451	$2,952,963	$2,776,363	$3,042,506			
March	$2,786,974	$3,026,430	$2,409,708	$2,893,649			
April	$882,741	$895,149	$840,561	$941,294			
May	$827,070	$800,246	$673,616	$763,763			
June	$1,005,341	$1,099,197	$1,105,884	$1,122,696			
Total	**$18,422,072**	**$18,889,912**	**$18,092,438**	**$19,423,204**			

Resort Sales Tax - Cumulative							
Month	**FY24 Actual**	**FY25 Actual**	**FY26 Actual**	**FY27 Budget**	**FY27 Actual**	**FY27 v FY26, % Variance**	**Actuals vs Budget**
July	$992,105	$1,112,701	$1,087,122	$1,085,228	$1,245,044	14.5%	14.73%
August	$2,051,973	$2,199,053	$2,302,864	$2,265,419	$2,309,649	0.29%	1.95%
September	$3,198,652	$3,236,224	$3,395,018	$3,428,243			
October	$4,092,228	$4,405,478	$4,434,098	$4,486,643			
November	$5,305,040	$5,179,321	$5,616,779	$5,602,370			
December	$7,463,957	$7,556,923	$7,736,055	$7,980,490			
January	$9,896,494	$10,115,927	$10,286,308	$10,659,296			
February	$12,919,945	$13,068,890	$13,062,670	$13,701,802			
March	$15,706,920	$16,095,320	$15,472,378	$16,595,451			
April	$16,589,661	$16,990,468	$16,312,939	$17,536,745			
May	$17,416,731	$17,790,715	$16,986,555	$18,300,508			
June	$18,422,072	$18,889,912	$18,092,438	$19,423,204			

Source: Park City Municipal Corporation. As of October 2026.

Resort Sales Tax Distribution



Source: Park City Municipal Corporation. As of October 2026.

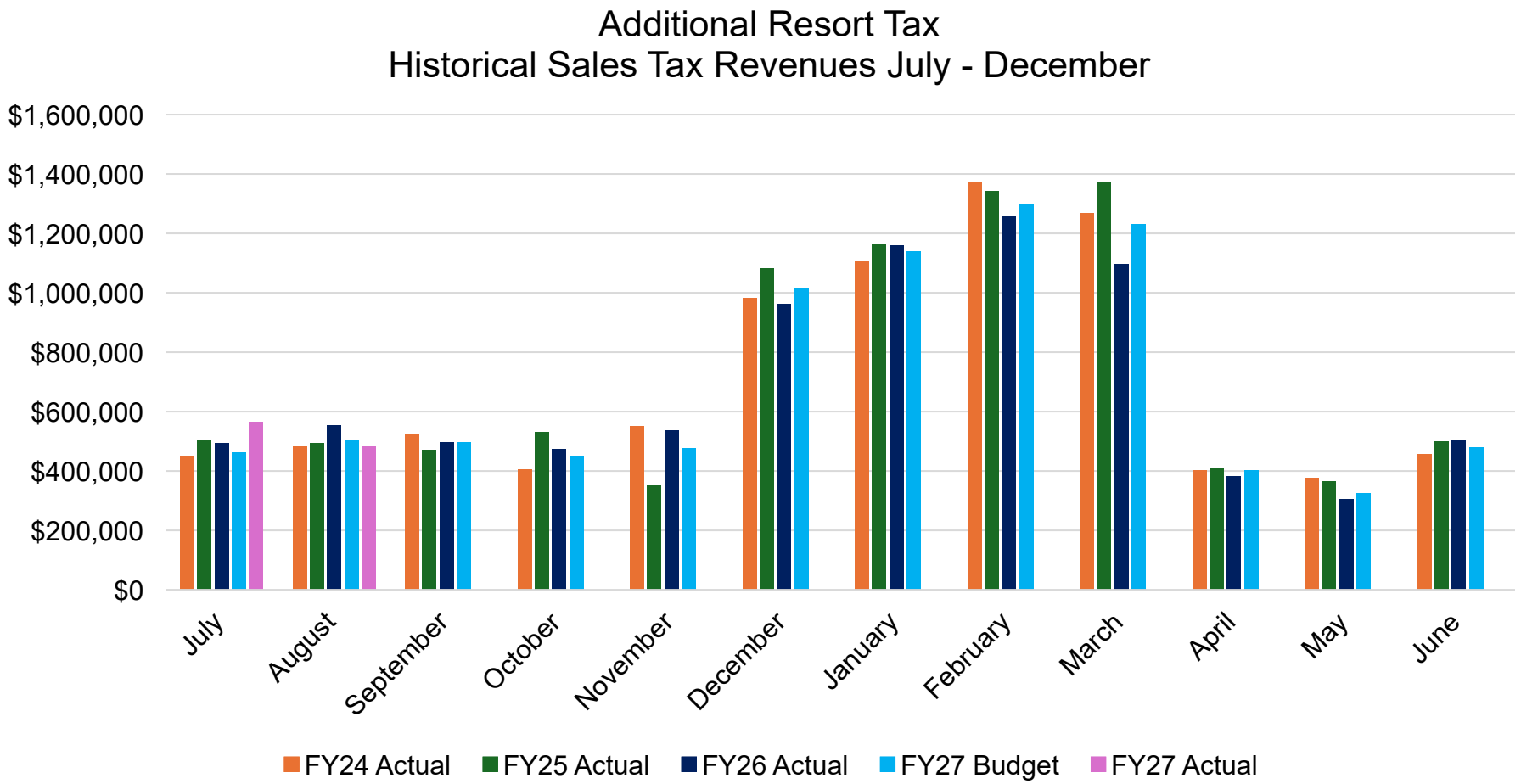
Additional Resort Sales Tax Distribution

Additional Resort Sales Tax - Monthly							
Month	FY24 Actual	FY25 Actual	FY26 Actual	FY27 Budget	FY27 Actual	FY27 v FY26, % Variance	Actuals vs Budget
July	$450,843	$505,773	$494,146	$461,934	$565,357	14.41%	22.39%
August	$481,736	$493,770	$552,579	$502,356	$481,941	-12.78%	-4.06%
September	$521,445	$471,424	$496,449	$494,963			
October	$406,125	$531,437	$472,281	$450,515			
November	$551,277	$351,757	$537,479	$474,916			
December	$981,330	$1,080,732	$963,315	$1,012,262			
January	$1,105,719	$1,163,260	$1,159,231	$1,140,251			
February	$1,374,298	$1,342,632	$1,260,070	$1,295,062			
March	$1,266,815	$1,372,912	$1,095,360	$1,231,700			
April	$401,112	$406,853	$381,938	$400,667			
May	$375,926	$363,749	$305,971	$325,101			
June	$456,891	$499,477	$502,492	$477,883			
Total	**$8,373,518**	**$8,583,775**	**$8,221,311**	**$8,267,608**			

Additional Resort Sales Tax - Cumulative							
Month	FY24 Actual	FY25 Actual	FY26 Actual	FY27 Budget	FY27 Actual	FY27 v FY26, % Variance	Actuals vs Budget
July	$450,843	$505,773	$494,146	$461,934	$565,357	14.41%	22.39%
August	$932,579	$999,543	$1,046,725	$964,290	$1,047,298	0.05%	8.61%
September	$1,454,025	$1,470,967	$1,543,174	$1,459,253			
October	$1,860,150	$2,002,404	$2,015,455	$1,909,768			
November	$2,411,427	$2,354,161	$2,552,934	$2,384,684			
December	$3,392,757	$3,434,892	$3,516,249	$3,396,945			
January	$4,498,476	$4,598,152	$4,675,480	$4,537,196			
February	$5,872,774	$5,940,784	$5,935,550	$5,832,258			
March	$7,139,589	$7,313,696	$7,030,910	$7,063,957			
April	$7,540,701	$7,720,550	$7,412,848	$7,464,625			
May	$7,916,627	$8,084,299	$7,718,819	$7,789,725			
June	$8,373,518	$8,583,775	$8,221,311	$8,267,608			

Source: Park City Municipal Corporation. As of October 2026.

Additional Resort Sales Tax Distribution



Source: Park City Municipal Corporation. As of October 2026.

Transient Room Tax Distribution

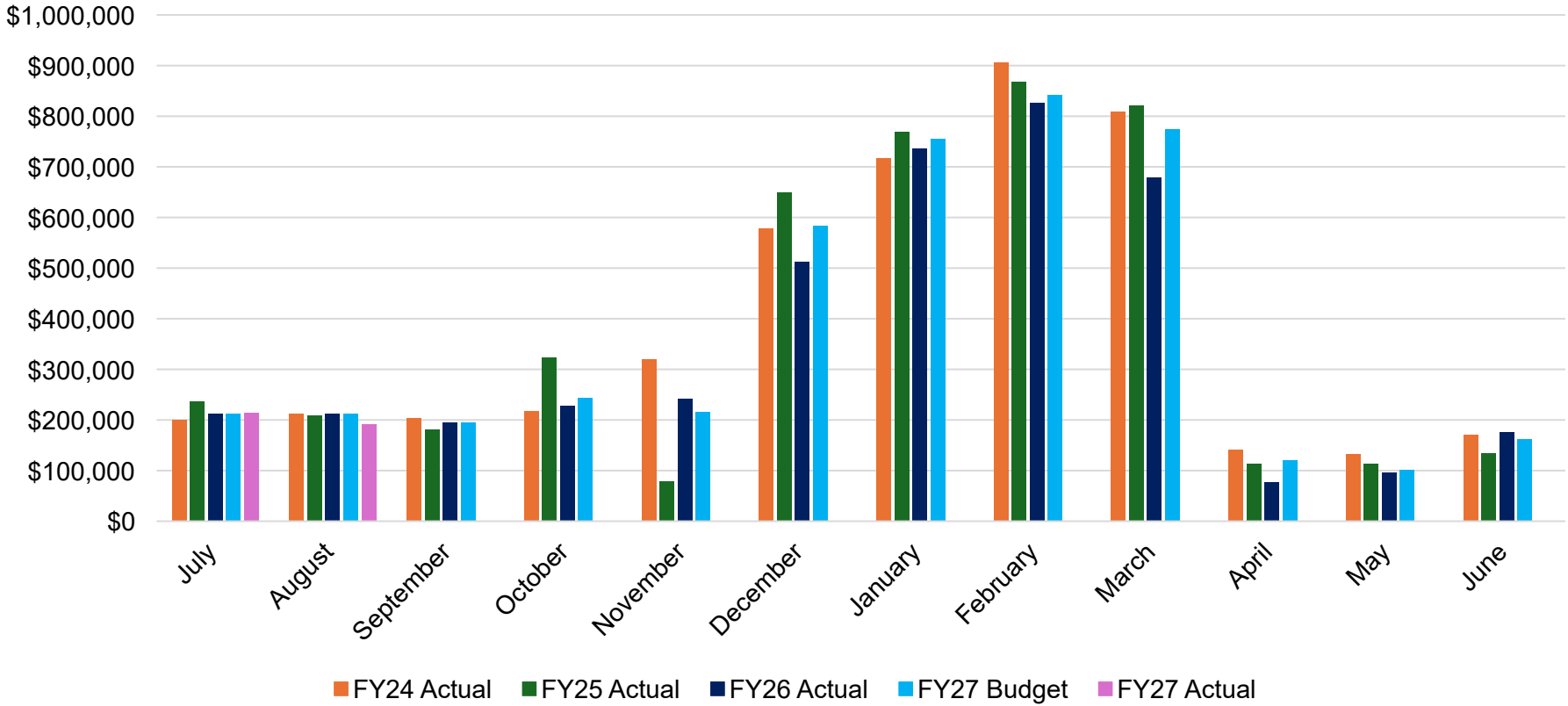
Transient Room Sales Tax - Monthly							
Month	**FY24 Actual**	**FY25 Actual**	**FY26 Actual**	**FY27 Budget**	**FY27 Actual**	**FY27 v FY26, % Variance**	**Actuals vs Budget**
July	$199,624	$236,013	$212,771	$212,362	$214,835	0.97%	1.16%
August	$212,683	$209,093	$213,046	$211,954	$191,649	-10.04%	-9.58%
September	$203,721	$181,611	$195,636	$194,458			
October	$217,701	$322,638	$228,208	$244,504			
November	$319,441	$78,992	$242,357	$215,819			
December	$577,710	$649,471	$512,562	$583,099			
January	$717,139	$768,614	$736,243	$755,139			
February	$906,424	$868,234	$826,607	$841,829			
March	$809,258	$821,500	$679,405	$774,100			
April	$141,257	$113,692	$77,575	$120,775			
May	$132,111	$113,891	$95,596	$101,854			
June	$171,123	$134,073	$175,542	$162,047			
Total	**$4,608,192**	**$4,497,823**	**$4,195,549**	**$4,417,940**			

Transient Room Sales Tax - Cumulative							
Month	**FY24 Actual**	**FY25 Actual**	**FY26 Actual**	**FY27 Budget**	**FY27 Actual**	**FY27 v FY26, % Variance**	**Actuals vs Budget**
July	$199,624	$236,013	$212,771	$212,362	$214,835	0.97%	1.16%
August	$412,307	$445,106	$425,818	$424,316	$406,484	-4.54%	-4.20%
September	$616,027	$626,717	$621,454	$618,774			
October	$833,728	$949,356	$849,662	$863,278			
November	$1,153,169	$1,028,347	$1,092,019	$1,079,097			
December	$1,730,880	$1,677,819	$1,604,581	$1,662,196			
January	$2,448,018	$2,446,433	$2,340,823	$2,417,335			
February	$3,354,443	$3,314,667	$3,167,430	$3,259,164			
March	$4,163,701	$4,136,167	$3,846,835	$4,033,264			
April	$4,304,958	$4,249,859	$3,924,411	$4,154,039			
May	$4,437,069	$4,363,750	$4,020,007	$4,255,893			
June	$4,608,192	$4,497,823	$4,195,549	$4,417,940			

Source: Park City Municipal Corporation. As of October 2026.

Transient Room Tax Distribution

Transient Room Sales Tax
Historical Sales Tax Revenues July - December



Source: Park City Municipal Corporation. As of October 2026.

Transportation Sales Taxes Distribution

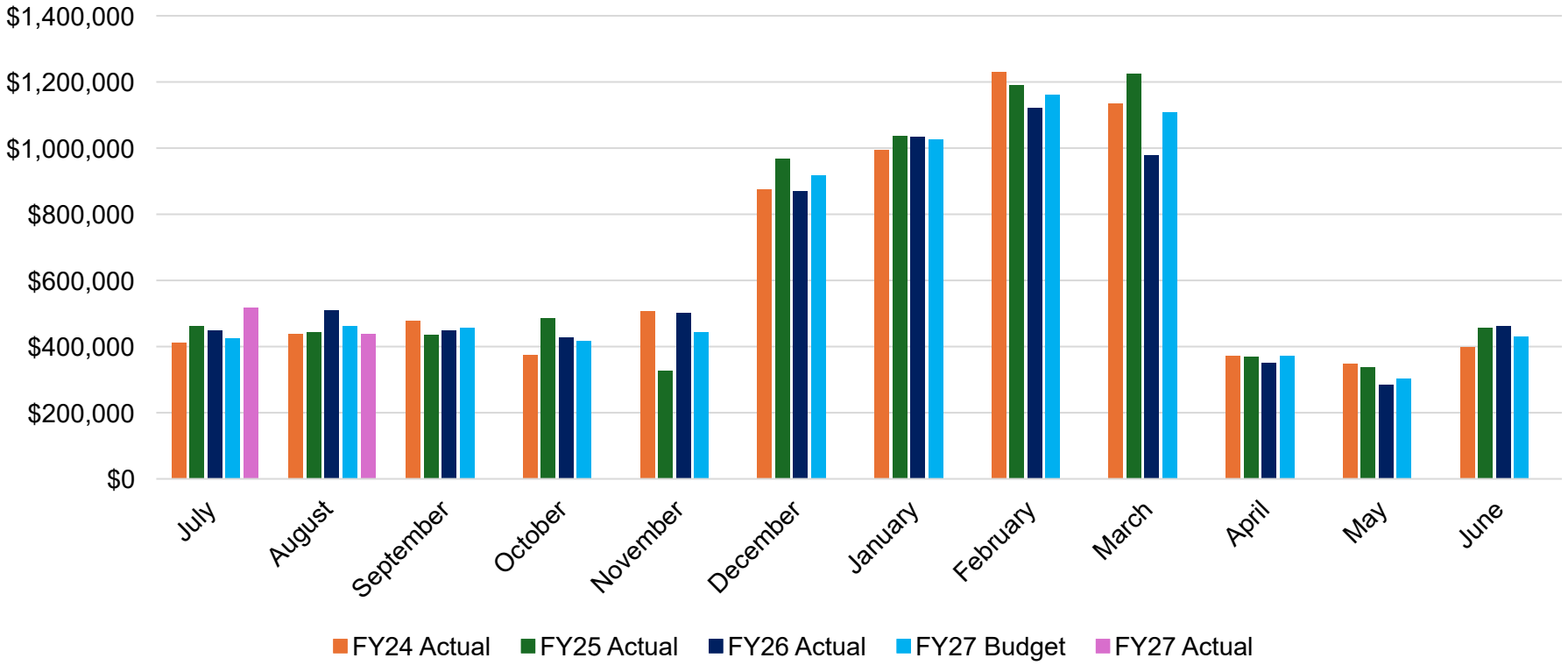
Transportation Sales Taxes - Monthly							
Month	FY24 Actual	FY25 Actual	FY26 Actual	FY27 Budget	FY27 Actual	FY27 v FY26, % Variance	Actuals vs Budget
July	$413,216	$462,510	$448,663	$425,342	$517,141	15.26%	21.58%
August	$439,674	$442,599	$509,612	$461,229	$437,967	-14.06%	-5.04%
September	$477,474	$434,807	$449,941	$457,376			
October	$375,137	$487,245	$426,884	$416,049			
November	$507,667	$326,755	$500,820	$443,187			
December	$874,845	$969,064	$869,437	$917,192			
January	$994,634	$1,036,865	$1,033,700	$1,027,174			
February	$1,229,933	$1,191,877	$1,122,059	$1,162,847			
March	$1,134,098	$1,225,418	$978,926	$1,109,402			
April	$371,011	$369,760	$352,206	$370,867			
May	$348,567	$337,613	$284,488	$303,314			
June	$399,687	$456,269	$460,925	$431,546			
Total	**$7,565,943**	**$7,740,783**	**$7,437,663**	**$7,525,526**			

Transportation Sales Taxes - Cumulative							
Month	FY24 Actual	FY25 Actual	FY26 Actual	FY27 Budget	FY27 Actual	FY27 v FY26, % Variance	Actuals vs Budget
July	$413,216	$462,510	$448,663	$425,342	$517,141	15.26%	21.58%
August	$852,890	$905,110	$958,275	$886,572	$955,108	-0.33%	7.73%
September	$1,330,364	$1,339,916	$1,408,216	$1,343,948			
October	$1,705,501	$1,827,162	$1,835,101	$1,759,996			
November	$2,213,168	$2,153,917	$2,335,920	$2,203,183			
December	$3,088,013	$3,122,981	$3,205,357	$3,120,375			
January	$4,082,647	$4,159,846	$4,239,057	$4,147,550			
February	$5,312,580	$5,351,723	$5,361,117	$5,310,396			
March	$6,446,678	$6,577,141	$6,340,043	$6,419,799			
April	$6,817,689	$6,946,901	$6,692,250	$6,790,665			
May	$7,166,256	$7,284,514	$6,976,738	$7,093,980			
June	$7,565,943	$7,740,783	$7,437,663	$7,525,526			

Source: Park City Municipal Corporation. As of October 2026. Note: Transportation Sales Tax does not include the Additional Mass Transit Tax.

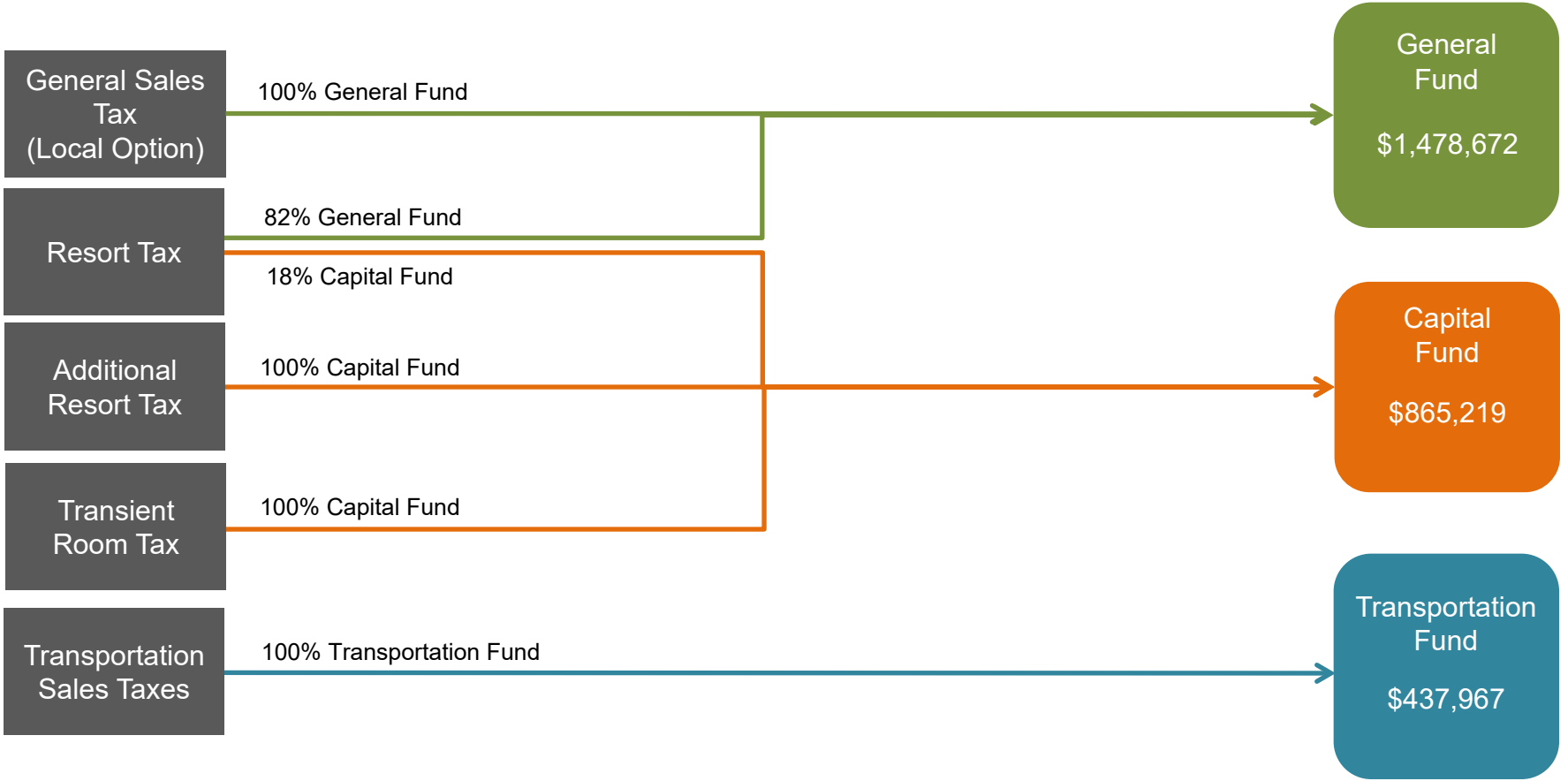
Transportation Sales Tax Distribution

Transportation Sales Taxes
Historical Sales Tax Revenues July - December
(Excludes Additional Mass Transit Tax 2nd Quarter)



Source: Park City Municipal Corporation. As of October 2026.

August Sales Tax Revenue by Fund



Source: Park City Municipal Corporation. As of October 2026.

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

October 8, 2026

The Council of Park City, Summit County, Utah, met in open meeting on October 8, 2026, at 2:15 p.m. in the Council Chambers.

Council Member Toly moved to close the meeting to discuss property and personnel at 2:15 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 Parigian arrived at 2:18 p.m. and Council Member Ciraco arrived at 2:22 p.m.

Council Member Ciraco moved to adjourn from Closed Meeting at 4:18 p.m. Council Member Toly seconded the motion.

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

WORK SESSION

Discuss the PC MARC Locker Room Project:
Tate Shaw and Sadie Hennefer, Recreation Department, presented this item. Shaw reviewed that they requested $750,000 during the budget process for this remodel but the project only received $570,000. They made a significant effort to value engineer the project.

Hennefer indicated all teams and patrons coming through the door used the locker room. The staff identified critical issues to be addressed in one project and asked for the Council's support with the budget shortfall for the project. She noted there was mold damage within the walls from water damage from the steam room and there was other infrastructure damage. She explained that even though the project was value

engineered to reduce costs, the budget shortfall was $134,631. Shaw noted the construction would start in January and would be completed by pool season.

Mayor Dickey asked where the source of funds would come from if the Council agreed to fund the full scope. Shaw indicated a specific funding source had not been identified. Penny Frates, Budget Department, stated funding this shortfall would not have severe consequences for other projects. Council Member Toly asked why a full-scale remodel of the bathrooms weren't included in the project. Shaw stated the remodel would include bathroom updates but not structural changes. Council Member Toly asked if the bathrooms next to the pool were having the same issues, to which Shaw indicated they did not. Council Member Toly supported the full project.

Council Member Parigian was not willing to put additional money into the project. He knew there were problems with the steam rooms, but asked Recreation to fund it on their own. Council Member Miller asked if the mold could extend to other areas of the locker room. Hennefer stated the mold was contained in the ceiling above the showers because the other side had already been replaced. Council Member Miller supported the full project scope. Council Member Zegarra asked how many lockers would be in the room with the bigger locker size, to which Hennefer said only half the number of big lockers would replace the current number of small lockers. She noted that only half the lockers were used on a regular basis. Council Member Parigian asked about the height and depth of the new lockers. Shaw explained the lockers would extend out and the benches would be moved. Council Member Zegarra supported funding a reduced scope without the new lockers.

Council Member Ciraco stated this was a facility for the community and they helped fund it through fees. He could justify the full project because of that and suggested adjusting fees in the future to cover the funding shortfall. Mayor Dickey summarized that the majority of Council supported funding the full project.

Economic Development Grants Discussion:

Chris Eggleton and Ian Joyce, Economic Development Department, presented this item. Joyce reviewed the history of the grant program, which operated from 2006-2022. He indicated 75% of the businesses that received a grant were still in operation today. Eggleton stated they met with a variety of businesses, the Chamber of Commerce, HPCA, Lodging Association, and Prospector Square. They learned that not every business problem could be solved with a grant.

Joyce noted other government entities offering grants to small businesses: the state offered economic assistance grants, the Chamber offered a sustainable tourism grant, the Community Foundation offered a community fund grant, Summit County offered a workforce development matching grant, a small business grant, and a restaurant tax grant. He stated something the City could look at would be a rural revive and reside grant for businesses coming to Main Street. Eggleton gave suggestions of what a local grant program could be in the future. He discussed examples of economic activity.

Council Member Zegarra asked why the grant program was suspended. Mayor Dickey indicated the Council gave a lot of grants during COVID but then the program changed. Eggleton stated in 2022, the federal government was putting money into businesses and so the City paused the grant program. Council Member Ciraco stated he wanted to discuss the grants after the water impact fees were reviewed and ultimately increased. He understood that impact fees could not be covered with an economic development grant. He also knew there would be new commercial coming online and he wanted to give incentives for new business space. He stated he did not want this program to be an Olympic readiness mechanism. He knew there were many costs to get a business up and running, and he wanted to help with that limited scope.

Council Member Toly did not support revamping the program and favored using the City code to incentivize businesses. She thought looking at placemaking, maybe on Swede Alley which could offer space at lower costs, would help. Council Member Parigian didn't think the City was in the business of giving money away to other businesses, but he would consider providing loans in certain circumstances.

Council Member Miller did not want to bring back the grant program. She was interested in the feedback on workforce housing from the Lodging Association. She thought attention should be paid to that feedback. She agreed with Council Member Ciraco regarding supporting startup costs for new businesses. Council Member Zegarra supported a system for entrepreneurs, young local independent businesses through some level of grant program and he was open to revisiting an alternative program. He was also interested in supporting something that prioritized year-round economic diversification.

Council Member Miller didn't favor the prior format of the grant, but she was open to examining ways to incentivize local business startup support. Council Member Ciraco agreed the code inhibited a lot. He felt many business owners had to remodel current facilities and code defined that process in a less direct way. He felt rent and impact fees affected the decision of bringing a business to town. Council Member Miller agreed. Council Member Toly stated impact fees would be a top issue at the legislature this year and she recommended waiting to see what happened there before taking this on.

Mayor Dickey thought the Council could use its regulatory power regarding impact fees He was interested in seeing impact fees come back for further discussion. He had a bias of investing in civic spaces that would help all businesses in the district. He stated there was support to revisit impact fees.

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. 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.

Elissa Martin eComment: “I'm writing to you as a Park City citizen, a resident of Park Meadows, and member and frequent user of the MARC. I'm a huge proponent of saunas and their amazing health benefits - It's a wonderful idea to swap out the steam rooms for saunas in the MARC locker rooms. However, infrared saunas are the wrong choice -- they do not provide the health benefits that traditional electric heat saunas do, because they do not get hot enough. There have been many studies proving this topic. Please, please consider an electric sauna heater over infrared! Thank you for your time and all you do for the community!”

Mayor Dickey closed the public input portion of the meeting.

III. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

Council Member Toly stated Saturday was the Shotski event. Tomorrow the Council would attend a joint City and County council meeting. Council Member Zegarra congratulated Leadership Class 32 for graduating this week and welcomed Class 33 as they begin a new year. Mayor Dickey announced there were changes to the Bonanza 5-Acre plans and Planning Commission wanted the Council to weigh in on the design changes. They would hold a special Council meeting in November to talk about that.

Staff Communications Reports:

1. July 2026 Sales Tax and Budget Monitoring Report:

2. 2026 Storm Water Management Plan Public Input Website:

IV. CONSENT AGENDA

1. Request to Authorize the City Manager to Execute a Contract Amendment to the Design Professional Services Agreement with Methods Consulting Not to Exceed $307,016.76 for a Total Contract Amount of $398,374.25, in a Form Approved by the City Attorney, for the Additional Design and Construction Document Preparation for the Payday Drive Traffic Calming Project:

Council Member Miller moved to approve the Consent Agenda. Council Member Zegarra seconded the motion.

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

V. NEW BUSINESS

1. Consideration to Approve the S4 Sports and Entertainment, Inc. The Snow League at Park City Mountain Supplemental Plan and New Level Four Special Event Permit, for January 21-23, 2027:

Chris Phinney, Special Events Manager, Stewart Clark, Ryan Hollander, and Will Morrow, Snow League Team, Mike Jaquet, local event operator, and Paul Gruber, Park City Mountain Resort (PCMR), presented this item. Phinney indicated the major impact to the City was traffic, and there would be an après after the event to slow egress. There would also be satellite parking at the high school and Richardson Flat.

Hollander, Snow League Consumer Marketing Director, stated this organization was formed by Shaun White and snowboarders competed all over the world. Over 50 athletes had Olympic experience so the best would be here for the event. They would have press events, welcome parties, concerts, and the actual halfpipe competition.

Morrow indicated it had been good establishing business, hotel, and restaurant relationships, and growing with Park City. They were conscious of sustainability and would be ensuring waste diversion for the event. They had been working with the City's Public Safety and Transportation teams to make sure everything ran smoothly.

Council Member Zegarra asked for more details on the waste diversion plan. Clark stated they were working with Walking Mountains in Eagle County, Colorado. They participated in zero waste events, where all waste would be hand sorted and tracked throughout the week and a report would be given on what was thrown out the most. They would utilize university students in the area to sort the waste. Council Member Zegarra asked how they would access workforce during the event. Morrow indicated they had vendors in Salt Lake and across the nation. They also worked with local colleges and universities to help with guest services.

Council Member Miller asked for pricing information and specifically if there was a local discount option. Hollander indicated ticket pricing started at $10-$25 and went up from there. Park City Ski and Snowboard Club would distribute free tickets to youth and their families. Jacquet added that tickets would be a small part of the benefits for kids in Park City Ski and Snowboard because now they would have the best halfpipe that athletes can train in for free.

Council Member Parigian asked if there would be any scholarships or interactions with the youth and the athletes. Jaquet stated there would be an event called The Draw and the kids in the program would get to meet Shaun White and all the snowboarders. Council Member Toly asked if the PCMR parking would be open for skiers or just for the event. Gruber indicated they would run the same parking reservation system for Mountain Village, and at Canyons Village they would have the same parking reservation system at the new parking garage. People could book reservations to park at the resorts in advance, and the resort would also have transportation running from Richardson Flat on Thursday and Friday. On Saturday, they would have transportation from Richardson Flat and the high school. Council Member Toly asked about neighborhood impacts to Thaynes and Old Town. Phinney stated they would follow peak day protocols, and they would have security at those areas.

Mayor Dickey opened the public hearing. No comments were given. Mayor Dickey closed the public hearing.

Council Member Ciraco moved to approve the S4 Sports and Entertainment, Inc. The Snow League at Park City Mountain Supplemental Plan and New Level Four Special Event Permit, for January 21-23, 2027. Council Member Zegarra seconded the motion.

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

VI. ADJOURNMENT

With no further business, the meeting was adjourned.

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Michelle Kellogg, City Recorder

PARK CITY AND SUMMIT COUNTY JOINT COUNCIL MEETING MINUTES - DRAFT
1885 W. UTE BOULEVARD
PARK CITY, UTAH 84098

October 9, 2026

The Councils of Park City and Summit County, Utah, met in open meeting on October 9, 2026, at 9:01 a.m. in the Sheldon Richins Building Auditorium.

SPECIAL MEETING

I. ROLL CALL

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

Summit County Council Attendee Name	Status
Chair Canice Harte Vice Chair Roger Armstrong Council Member Tonja Hanson Council Member Megan McKenna Council Member Chris Robinson via Zoom Shayne Scott, County Manager Margaret Olson, County Attorney Malena Stevens, County Clerk	**Present**
None	**Excused**

II. DISCUSSION ITEMS AND PRESENTATIONS

Updates on Respective City and County Housing Discussions and Summits by Madlyn McDonough, Summit County Housing Authority Executive Director and Chris Eggleton, Park City Economic Development and Housing Director:

County Chair Harte asked for a definition of workforce and wondered if it was growing. He asked what the target number was for living in the community. Eggleton defined it as a static number for the regional workforce taken against Kem C. Gardner's projected growth rate of that workforce and then ran it out year by year. Then lastly, 15% was applied, which was the City Council directed target against the total workforce. City Councilor Toly illuminated that about 11%-12% of the Park City population made their living in 84060 and that number had lowered from her point of view.

City Councilor Miller noted that the Park City School District lost nearly 1,000 students since 2019, and this was another big indicator about the slide back they were talking about. Chair Harte saw it as a hollowing out of the middle part of our community. Mayor Dickey highlighted the upcoming housing needs assessment and the moderate-income housing plan. The study session was a chance to ask a lot of questions, and they wanted to hear from the county. Then they would go into 2027 and try to be more concrete with where they are going. Chair Harte confirmed that this was a regional problem and it was good that they were talking. He inquired about the original housing goal a few years back and it was confirmed to be 800 units. City Councilor Miller responded that Park City had 829 units in operation but certainly the need was clear that once they hit that goal they would need to continue. County Councilor McKenna was supportive of a regional needs assessment. City Councilor Ciraco was encouraged to hear the word "regional" and discussion took place regarding housing regionally. City Councilor Toly confirmed that the affordable units in Black Rock counted toward Park City units even though they were located in Wasatch County.

City Councilor Parigian asked about a per unit number Summit County was willing to spend to subsidize housing. Chair Harte answered it was new territory for them and they questioned the model. If you look at the county, they hadn't approved new affordable housing since Lincoln Station less than 10 years ago. In Dakota Pacific, it was around $240,000 per unit recently. That cost per unit was highly questionable. The other project, Junction Commons in NMU1, was 60% affordable. The other thing that was not proven to be successful was a private/public partnership and Cline Dahle was the test case.

City Councilor Ciraco asked for the definition of county-owned. Chair Harte supposed in theory that they would own the property as well as the residential units. City Councilor Toly inquired about the county goal for their own team and noted that hadn't been set yet. She asked about the attainable aspect from 80%-120% AMI. McDonough answered that market rate rents were between 75%-85% of the AMI up to two bedrooms, so currently the market was covering that area considered attainable for rentals up to two bedrooms. That was not the same for the for-sale product and that would be an area of more significant need for deed restricted attainable currently in the market. City Councilor Toly asked if there was enough of that product year-round fully

committed to the workforce even if it was market rate. McDonough replied they were seeing across the AMI spectrum that they had cost-burdened households in Summit County which were households that paid more than 30% of their gross household income on rent/mortgage plus utilities and one was considered severely cost-burdened if one paid more than 50%. They had a high percentage of severely cost-burdened in both incorporated and unincorporated Summit County across the board. So, no they did not have enough of those available every time someone needed a unit, which was being revealed through the cost burdened numbers.

City Councilor Miller asked about the "Why" regionally. McDonough responded the concerns were difficulty hiring workers, high turnover rate, and the high cost to retrain employees. County Councilor McKenna added the vibrancy of the community, traffic, and relying on more commuters.

The meeting was paused due to a power outage around 9:45 a.m. and the meeting resumed at 10:04 a.m.

Update on the Park City Senior Center by Chris Eggleton, Park City Economic Development and Housing Director and Janna Young, Deputy County Manager:

County Chair Harte conceded this approach took the senior center to another level they never contemplated before. Both councils had a general understanding of what the deal would look like, but it needed to be finalized by the attorneys and staff. The next step would be to go to the City Council for the final terms to vote on and then there could be a final deal. Mayor Dickey established they must confirm the interlocal agreement, and asserted it would be an incredible amenity for seniors in Park City and the Basin. County Councilor McKenna added that they were excited to see the final agreement, and noted it would just take time. She indicated that the last topic of housing and this topic were very much connected. They shouldn't think about these as separate issues. The county was changing and our needs would change since the population was shrinking, getting older, and as our younger people are being pushed out. Housing and the needs of our seniors were connected. She asked how they would meet the challenges of a changing population and still ensure that we have the workforce to support our entire population. City Councilor Toly thanked both Councils and the seniors for all the work done over the past five years. It was a big initiative that she wanted to see to fruition. Chair Harte thanked all the staff at PCMC and Summit County for doing the actual work.

Wrap Up, General Discussion, and Schedule Next Joint Meeting:

City Councilor Ciraco, Park City Water Department liaison, declared Park City was in a very good position regarding the water supply. The only challenge was the burden of the cost of the 3Kings Water Treatment Plant, which was $140,000,000 with no state or federal funding assistance. There was an excess capacity in the winter, which they leased to Deer Valley and Park City Mountain Resort, and in the summer, they are in a good position. According to the Water Department, Park City residents used the least amount of water per capita of any population in the state.

County Councilor Hanson asked where the water at the hospital and the new development at Quinns Junction came from. City Councilor Ciraco answered that he thought Park City was the supplier to the hospital, but he didn't know where the water came from for the development outside of the City boundary. Mayor Dickey clarified the City had the Quinn's Junction Water Treatment Plant, and they had multiple water sources and are secure on water. He also recommended they schedule the next meeting offline with staff and solicit topics. He suggested he would like to talk about emergency services, and he offered to put out a call for topics and then schedule the meeting. Chair Harte agreed with scheduling the next meeting after the next County Councilor was seated in January and have everyone contribute topics.

III. ADJOURNMENT

With no further business, the meeting was adjourned.

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Paige Galvin, Deputy City Recorder

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

October 22, 2026

The Council of Park City, Summit County, Utah, met in open meeting on October 22, 2026, at 2:45 p.m. in the Council Chambers.

PARK CITY WATER SERVICE DISTRICT MEETING

ROLL CALL

Attendee Name	Status
Chair Ryan Dickey Board Member Bill Ciraco (via Zoom) Board Member Molly Miller Board Member Ed Parigian Board Member Tana Toly Adam Lenhard, Executive Director Margaret Plane, City Attorney Michelle Kellogg, Secretary	**Present**
Board Member Diego Zegarra	**Excused**

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

Chair Dickey opened the meeting for any who wished to speak or submit comments on items not on the agenda. No comments were given. Chair Dickey closed the public input portion of the meeting.

CONSENT AGENDA

1. Request to Authorize Public Utilities to Extend the Term of the Water Supply Agreement between Salt Lake City Corporation and the Park City Water Service District ending on October 31, 2027:

Board Member Toly moved to approve the Consent Agenda. Board Member Miller seconded the motion.

RESULT: APPROVED
AYES: Board Members Ciraco, Miller, Parigian, and Toly
EXCUSED: Board Member Zegarra

ADJOURNMENT

Council Member Miller moved to close the meeting to discuss advice of counsel at 2:48 p.m. Council Member Toly seconded the motion.

RESULT: APPROVED
AYES: Council Members Ciraco, Miller, Parigian, and Toly
EXCUSED: Council Member Zegarra

PARK CITY COUNCIL CLOSED SESSION

Council Member Zegarra arrived at 2:50 p.m.

Council Member Zegarra moved to adjourn from Closed Meeting at 4:18 p.m. Council Member Parigian seconded the motion.

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

WORK SESSION

China Bridge Maintenance Update & Discussion on Replacement and Redevelopment:

Steven Dennis and Matt Lee, Project Managers, presented this item. Dennis reviewed the maintenance history of China Bridge parking structure maintenance. They would continue with the five-year maintenance plan, and he recommended getting a new condition assessment in 2030/2031. They would look at replacing the south structure in 2034. If the Council wanted a new structure before the Olympics, it should begin with the new condition assessment in 2030.

Eggleton indicated there were two long-range tracks for this parcel for Council consideration. He thought the south parking garage could be used for redevelopment and for making Swede Alley more vibrant. He stated the Council directed staff to explore aerial transit and he thought that could be considered as part of a redevelopment opportunity or parking garage replacement.

Eggleton discussed some redevelopment priorities, including (1) public parking, (2) generating revenue to offset replacement cost, (3) improving the Swede Alley and Main Street relationship, (4) supporting mobility and transportation, (5) creating year-round activity and vitality, and (6) providing a civic/public gathering space. The Council was

asked for their top three priorities. Council Member Zegarra favored 3, 4, and 6. Council Member Miller favored 3, 4, 6, and was torn about 1. She wanted to reduce reliability on cars but wanted to be realistic. Council Member Toly liked all the options except 1. She knew this would be a very expensive project and Council needed to look at generating revenue with the redevelopment. Council Member Parigian stated there was more than picking the top three. He liked the original Main Street Area Plan. He liked 4. Council Member Ciraco didn't think a replacement parking garage should start in 2031 because that was too close to the Olympics. He wanted to discuss if the Main Street Area Plan should move forward, and noted he was in favor of that. All six of the options were do-able with redevelopment and he proposed construction starting in 2029 if that was the direction Council wanted to go. Mayor Dickey heard the Council say they didn't want the entire Main Street Plan, but to focus on Swede Alley. He wanted economic vibrancy on Swede Alley, which he felt would spill over to the entire district. Mayor Dickey thought a mixed-use development was key to that. He favored 6. He thought replacing half the garage was straightforward. Redevelopment was a commitment to grow revenue and that would take significant tax generation to fund the project. This project would need anchor tenants that would drive revenue, such as hotels. He wanted everyone to go into this clear-eyed. He could see what this could mean for downtown.

Council Member Miller echoed Council Member Ciraco's comment on not waiting until 2031. She asked if there was updated modeling on what would happen to Main Street when East Village came online. Eggleton stated they didn't have data now, but as portions came online, they would assess whether it was detrimental or additive to the economy.

Council Member Toly wanted to focus on Swede Alley because it was not very appealing right now. With that, they would need a park and ride up and running before the south parking structure was taken down. She also noted that the code was clear that Swede Alley needed to be subordinate to Main Street, so that needed to be looked at and considered as complementary instead of subordinate. Mayor Dickey stated there was a supply shortage of business space in Old Town and rents were increasing. If there was a second street, more local businesses could afford to be there.

Council Member Zegarra was hesitant to support going forward on these projects without adequate workforce housing. Council Member Miller agreed. Mayor Dickey felt it would be difficult to develop workforce housing at this location, but the park and ride would help. Council Member Toly hoped business owners could create their own housing, but the current code prohibited that. Mayor Dickey asked how they could move forward and if they could have an economic model for this vision. Eggleton stated he had the priorities that Council wanted and now it was difficult to know where to start and stop. Since mobility and transportation was a priority for all the Council, there would need to be future improvement to the Old Town Transit Center. Lee stated there were large costs associated with street improvements and aerial transit. For today, he wanted to focus on the south side of City Hall as an investment opportunity.

Council Member Toly requested that staff look at Swede Alley, including the Brew Pub Lot. Eggleton stated the Brew Pub Lot and the parks on Main Street were easier to tackle and those would be considered. Council Member Miller asked if streamlined recycling should be implemented on Swede Alley. Council Member Toly stated they didn't have a distribution zone in Old Town, so she didn't know if it was viable at this time. It was noted a distribution center constructed with the parking garage would take traffic off Main Street. Council Member Miller wanted to focus on all of Swede Alley. She hoped to figure out housing and include City department satellite offices.

Council Member Zegarra wanted to explore the recycling distribution center but not to Main Street. Eggleton asked if the satellite offices would be replacement or additive, to which Council Member Miller stated additive. She would like this project to happen soon. Mayor Dickey asked if there was consensus to focus on Swede Alley. Council Member Parigian felt this should happen after the Olympics so it wasn't rushed. He thought they could do the Brew Pub Lot and things on Swede Alley without touching the parking garage. He didn't want to dismiss things because of the opinion that there wasn't enough time. Council Member Ciraco felt staff took misdirection from Council. The most critical thing was China Bridge, and the south side should be replaced by 2034. They needed to decide if they wanted to do this and if they wanted economic vibrancy on Swede Alley. He supported working on Swede Alley. The other things could be discussed, but only after a decision was made on the parking garage. Dennis confirmed the south structure should be replaced by 2034, but since they had worked on the maintenance project, he felt the parking garage lifespan could be extended.

Council Member Toly asserted there would be more available money if this project was done before the Olympics. The question she wanted to address was vitality. Mayor Dickey stated the Council wanted to focus on Swede Alley and focus on vibrancy and public spaces. Eggleton confirmed they were talking about the entire length of Swede Alley. He asked what the Council wanted to discuss when staff returned for a follow-up discussion. Mayor Dickey stated for this big of an investment, the entire district would need to be looked at. Council Member Miller asked about the timeline for code amendments. Adam Lenhard, City Manager, asked if the Council wanted to take time to figure out top priorities in the Swede Alley district. Mayor Dickey liked the discussion and wanted to do more work to sharpen next steps and then bring it back.

REGULAR MEETING

I. ROLL CALL

Attendee Name	Status
Mayor Ryan Dickey Council Member Molly Miller Council Member Ed Parigian Council Member Tana Toly Council Member Diego Zegarra	**Present**

Adam Lenhard, City Manager Margaret Plane, City Attorney Michelle Kellogg, City Recorder	
Council Member Bill Ciraco	**Excused**

II. PRESENTATION

1. SR-224 Bus Rapid Transit (BRT) Project Update by High Valley Transit:

Gabe Shields, High Valley Transit (HVT), presented this item and thanked Park City staff for all their work in supporting this project and helping it move forward. He reviewed HVT had their five-year anniversary this year and they saw tremendous growth during that time. He noted 70% of their ridership was workforce.

Shields stated the BRT project was divided into seven segments. They intended to accomplish three segments, but he reported they were halfway through the entire project. He stated community outreach was a priority for him with this project and they held many events and presentations over the summer. They also had a newsletter, social media posts, notifications, a community advisory board, and a 24-hour hotline number.

Shields stated most of the work for 2027 would be road widening from McPolin Farm to Kearns Boulevard, median construction, and southbound road widening from Bear Hollow Drive to White Pine Canyon Road. He was excited the project was ahead of schedule and BRT service would start in 2028.

Council Member Toly indicated the turn lane signal was not working going onto Kearns. She also heard from a resident that there was no space for two cars going in opposite directions to turn left onto Deer Valley Drive. Overall, she was very excited about this project. Council Member Miller asked how BRT could help with emergency evacuation. Shields stated the BRT lanes were available to transit and emergency vehicles so that was space that could be useful. They could also increase frequency to get people out of town quickly.

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.

Syd Reed, Park City Senior Center Board Member, stated she was on the committee to plan and design the new senior center. She felt the executive director was misquoted and she clarified they were excited to have the center on the Mawhinney lot.

Celeste Johnson indicated she was running for the House District 59 seat. She had been mayor for eight years in Midway. In speaking with Park City residents, she felt they had similar concerns as Midway residents. She thanked the Council for their work.

Andrew Collins, Park City Curling Club President, stated curling was one of the fastest growing sports in the country. He noted the ice for hockey was different than ice for curling. His club generated $2,000 this year and used it for City-owned curling stones. He hoped Park City would support curling in the Winter Olympics.

Helen Nadel 84098 Summit Community Garden and EATS Executive Director, indicated she received an emergent community needs grant in 2026, and she thanked the Council for their support. She reviewed the programs they supported, including fruit and vegetable boxes given to schools and families in crisis.

Dave Nichols 84060 asked if there was an update on the engineering study for his affordable housing complex. Mayor Dickey stated he should reach out to staff for the update.

Clive Bush eComment: “China Bridge. By modern urban planning standards placing a high-capacity parking structure directly inside a dense, historic downtown core is considered a basic mistake. Its inward facing supply is disruptive to car-lite, creates congestion and circulation and invites cars onto the downtown area that would benefit from less cars to add appeal and pedestrian landscaping to Swede Alley. Your deliberations on its future would be well served to take this into account as you plan the future of Park City rather than a need to replace an existing ailing structure.”

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 was excited to see snow on the mountain. She indicated Halloween on Main Street would be crowded and she encouraged folks to take transit. Mayor Dickey stated they would have a Mayor in the Neighborhood on Saturday at Prospector Park.

Staff Communications Reports:

1. Transportation Service Standards Quarterly Performance (July-September):

2. 2026 Kimball Arts Festival Debrief:

V. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from October 1, 2026:

Council Member Toly moved to approve the City Council Meeting minutes from October 1, 2026. Council Member Parigian seconded the motion.

RESULT: APPROVED
AYES: Council Members Miller, Parigian, Toly, and Zegarra
EXCUSED: Council Member Ciraco

VI. CONSENT AGENDA

1. Request to Approve Resolution No. 18-2026, a Resolution Declaring November 1, 2026, as "Extra Mile Day" in Park City, Utah:

2. Request to Approve a Litigation Settlement Agreement:

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

RESULT: APPROVED
AYES: Council Members Miller, Parigian, Toly, and Zegarra
EXCUSED: Council Member Ciraco

VII. OLD BUSINESS

1. 2026 Park Silly Sunday Market (PSSM) Debrief and Consideration to Approve the 2027 Market Dates:

Kate McChesney, PSSM Executive Director, and Aaron Archie, Special Events, presented this item. Archie indicated the market complied with all the requirements of the supplemental plan. This took a lot of effort from City staff and he thanked the team for making this event a success. McChesney stated next year would be their 20th year on Main Street.

Archie indicated the proposed dates for 2027 were June 6, 13, 20, 27, July 11, 18, August 29, and September 5, 12, 19, and 26.

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

Council Member Parigian moved to approve the 2027 Park Silly Sunday Market dates. Council Member Zegarra seconded the motion.

RESULT: APPROVED
AYES: Council Members Miller, Parigian, Toly, and Zegarra
EXCUSED: Council Member Ciraco

2. Consideration to Adopt Resolution 19-2026, a Resolution Amending Sections 1 and 8 of the Park City Fee Schedule:

Adam Lenhard, City Manager, stated there were two types of fees in this resolution. The sub permit fees would be considered, but the fees for rentals needed to be reviewed further before action was taken.

Hans Jasperson, Budget Department, presented this item and stated he would only focus on the building sub permit fees. He indicated they would be imposing a minimum fee for these permits and indicated the goal of the Planning, Building, and Engineering fee study was to ensure the construction and development fees reflected the true cost of service. As a result of the study, they moved away from an evaluation-based fee table and they transitioned into a straightforward fee multiplier. The study determined that was the method to recover full costs. They had historically had a longstanding minimum fee, but when they transitioned to the new method, the new fee did not cover the actual cost of the work. This minimum fee would correct the oversight.

Mayor Dickey opened the public hearing. No comments were given. Mayor Dickey closed the public hearing.

Council Member Zegarra moved to adopt Resolution 19-2026, a resolution amending the Fee Schedule, Section One: the sub permit fee changes. Council Member Toly seconded the motion.

RESULT: APPROVED
AYES: Council Members Miller, Parigian, Toly, and Zegarra
EXCUSED: Council Member Ciraco

VIII. ADJOURNMENT

With no further business, the meeting was adjourned.

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Michelle Kellogg, City Recorder

City Council Staff Report

Subject: October 2026 Emergent Community Needs Grants
Author: Hans Jasperson
Department: Budget, Debt, & Grants
Date: November 5, 2025

Recommendation

Review and consider approving the Nonprofit Services Advisory Committee's recommendation for an Emergent Community Needs Grant award of $15,000 to Park City Conservation Association, dba Recycle Utah.

Executive Summary

The Emergent Community Needs Grant Program provides flexible, rapid-response funding to nonprofits addressing urgent and unanticipated community needs. Awards are typically capped at $15,000 and must support immediate needs outside normal operating budgets. Applications are accepted year-round, subject to available funding, and reviewed quarterly by the Nonprofit Services Advisory Committee.

The Committee convened on October 14 to review current submissions and develop recommendations for Council consideration. The table below summarizes the applications reviewed, the amounts requested, and the Committee's recommended awards:

Organization	Requested Amount	Recommended Amount
Recycle Utah	$15,000	$15,000
Fathom Restoration	$15,000	$0
Total	***$30,000***	***$15,000***

Analysis

Three applications were submitted before the September 30 deadline for the current quarterly review and screened by staff to ensure they met minimum eligibility requirements. One applicant (Building Youth Around the World) did not meet the minimum eligibility because it does not provide services to Park City residents and its proposed service area was in San Juan County, UT. The other two applications met the minimum eligibility and were forwarded to the Committee for review. Committee members independently scored the applications using the program's weighted criteria: clarity of the emergent need (40%), appropriateness of the proposed use of funds (30%), and likelihood of success within the proposed timeline (30%). Aggregate scores informed the Committee's discussion and prioritization.

The two organizations considered by the Committee were Recycle Utah, a local nonprofit providing recycling services, environmental education, and community outreach, and Fathom Restoration, a newly established nonprofit dedicated to cleaning Utah's waterways. Recycle Utah requested funding to assist with the replacement of the

recycling center's 30-year-old baler. Fathom Restoration requested funds to organize volunteer cleanup outings for Wasatch Back reservoirs. While both organizations proposed valuable environmental stewardship initiatives, the Committee found the Recycle Utah request to most clearly represent an urgent, time-sensitive, and unbudgeted emergency that directly impacts day-to-day services utilized by Park City residents.

Recycle Utah's mechanical baler, which processes recyclable materials at its recycling center, is facing imminent failure. While the organization planned and budgeted for a new baler in their current fiscal year budget, price quotes came in at least $80,000 higher than originally anticipated. The $15,000 Emergent Need Grant would close the funding gap, with the remainder covered through the organization's fundraising efforts.

In making their recommendation, the Committee also considered the substantial additional support the City provides to Recycle Utah. This includes a $75,000 annual service contract, rental subsidies at the current Woodbine Way location, and the conveyance of 4.18 acres of land for a new recycle center. The Committee sees this one-time emergent need grant as both safeguarding the City's investment in recycling services and providing immediate, direct benefit to the residents who rely on these services.

In contrast, the Committee recommends denying funding for Fathom Restoration's water stewardship proposal because it does not align with the emergent need nature of this grant program. Fathom Restoration requested $15,000 to fund volunteer cleanups at Rockport and Jordanelle reservoirs in 2027. While the Committee commends the organization's mission, the request did not identify an urgent, time-sensitive need outside of normal operations, nor did it demonstrate a direct, measurable impact on Park City residents.

Exhibit A provides detailed descriptions of each project, the Committee's full rationale, and information on any additional City support provided through other grants, fee reductions, or subsidies.

Funding

The FY27 Emergent Community Needs Grant Program has an original budget of **$136,000**. To ensure the program remains available year-round, the Committee aims to allocate no more than one-quarter of the annual budget during each quarterly cycle. Council approved **$27,500** in awards in Q1. The Committee's recommended awards for Q2 total **$15,000**, leaving a remaining balance of **$93,500** for subsequent cycles.

Exhibits

Exhibit A – October 2026 Emergent Community Needs Grant Recommendations

Exhibit A – October 2026 Emergent Community Needs Grant Recommendations

Organization: Park City Conservation Association, dba Recycle Utah

Project Title: Critical Baler Replacement & Capacity Upgrade

Current PCMC Funding: $75,000 – Professional Services Agreement; $126,000 – estimated value of rental subsidy for City-owned property at Woodbine Way; $3.1 million – taxable valuation of land conveyed by City for new recycle center.

Amount Requested: $15,000

Project Description: Recycle Utah, the primary provider of recycling services for the Park City community, relies on a mechanical baler to compress and process recyclable materials for market. The organization's current baler has been in service for nearly 30 years and has become highly unreliable and expensive to maintain. Because a functional baler is essential to day-to-day operations, any mechanical breakdown causes major disruptions.

Anticipating the need for a replacement, Recycle Utah proactively budgeted $175,000 for a new baler this fiscal year. However, final commercial procurement quotes ranged from $250,000 to $275,000 due to unforeseen market price spikes. This left the organization with an unexpected capital funding gap of $80,000 to $100,000.

Recycle Utah applied for an Emergent Need Grant of $15,000 to help close this critical funding gap. The remaining balance of the equipment's cost will be covered by the nonprofit's ongoing independent fundraising efforts. Purchasing this baler immediately is also a key component of Recycle Utah's upcoming relocation strategy, as they prepare to exit their current Woodbine Way site by March 2027. The new unit will either be temporarily installed at the current location and later moved, or set up under a temporary shelter at the new site, ensuring a smooth service transition for the community.

Committee Recommendation and Rationale: $15,000

The Committee recommends fully funding this request in the amount of $15,000. The proposal directly satisfies the core criteria of the Emergent Community Needs Grant program by addressing an urgent, time-sensitive situation that falls entirely outside of normal operations. The current 30-year-old baler is on the verge of mechanical failure, presenting an immediate threat to daily services.

The request stems from an unexpected $80,000+ market price spike discovered after Recycle Utah’s annual budget was finalized. Providing these emergent funds immediately prevents the nonprofit from having to divert critical resources away from its upcoming capital campaign to construct its new recycling facility.

As a vital City partner, Recycle Utah directly serves the entire Park City community, with local residents relying on its recycling facility year-round. Because a functional baler is the operational bottleneck of the center, any equipment breakdown directly and negatively impacts local waste diversion and the City’s broader sustainability goals.

The City already provides extraordinary ongoing support to Recycle Utah, making this one-time $15,000 grant a strategic safeguard for existing taxpayer investments. These current commitments include a $75,000 annual service contract, an ongoing rent subsidy at the Woodbine Way site valued at $126,000 annually, and the conveyance of a 4.18-acre lot valued at $3.1 million for the future recycling center. Providing this funding is a practical, cost-effective way to support a trusted local partner while safeguarding the City's significant investments in local recycling infrastructure.

Organization: Fathom Restoration

Project Title: Summit County Water Stewardship Season

Current PCMC Funding: None

Amount Requested: $15,000

Project Description: Fathom Restoration is a recently established nonprofit dedicated to protecting and restoring Utah’s waterways for future generations. Founded by three military veterans with extensive diving and operational experience, the organization addresses a critical gap: the contamination of Utah's lakes and reservoirs by hundreds of abandoned submerged vehicles, aircraft, and large structures.

Fathom Restoration has compiled and published an inventory of these submerged hazards and is actively raising funds for the equipment, personnel, and operational support required for their removal. In the meantime, the group organizes volunteer cleanups of trash from local waterways.

The organization applied for an Emergent Community Needs Grant to fund volunteer trash cleanups of Wasatch Back reservoirs in 2027. The requested funds would cover a total of four outings to Rockport and Jordanelle reservoirs, including wages for a part-time coordinator, volunteer training, required insurance, and debris hauling and disposal. Rockport was identified for this project because it supplies some of the City’s drinking water. Jordanelle was proposed because it is a major recreational area for Park City residents.

Committee Recommendation and Rationale: $0

While the Committee recognized the value of this project, members unanimously agreed that the proposal falls outside the scope of the Emergent Community Needs Grant program. The application did not identify an urgent, time-sensitive need occurring outside of normal operations, nor did it demonstrate a significant, direct benefit to Park City residents.

To evaluate direct community benefit, the Committee considers the immediate consequences of withholding funding. Members concluded that denying this grant would not measurably impact the ability of Park City residents to safely use these local waterways. Furthermore, because Fathom Restoration operates on a statewide scale, the Committee noted a lack of clarity regarding the organization’s long-term engagement with the Park City community after the grant period.

Fathom Restoration is actively pursuing alternative funding sources that may better align with its broader mission, including grants from the Utah Department of Environmental Quality, the Great Salt Lake Watershed Enhancement Trust, the Bureau of Reclamation, the Environmental Protection Agency (EPA), and the National Fish and Wildlife Foundation.

City Council Staff Report

Subject: Construction Agreement with Mint Construction
Author: Dawn Wagner
Department: Recreation
Date: Nov 5, 2026

Recommendation

Consider authorizing the City Manager to execute a Construction Agreement with Mint Construction, in a form approved by the City Attorney's Office, for the PC MARC Locker Rooms Project, for an amount not to exceed $795,237.

Executive Summary

City Council supported the full scope of work for the PC MARC Locker Room Project during a work session on October 8, 2026. This project will replace plumbing and fixtures, address shower drainage, and install new finishes as base scope. In addition, the steam rooms will be replaced by red-light saunas, and new lockers will be installed.

Construction is planned for January 2027 to May 2027 to be completed prior to the activity pool seasonal operations.

Analysis

The project was publicly advertised for bid in August 2026. Six complete and two incomplete bids were received and opened on September 10, 2026. Mint Construction submitted the lowest responsible and responsive bid and was determined to be the low bidder when base bid and both add alternates are considered.

Mint Construction is prepared to begin work in January 2027 upon execution of the construction agreement. The company is based out of Sandy, UT and was established in 2016. Their past project experience includes commercial retail, industrial, and remodels with examples such as EOS Fitness, Silver Bear Swim School, and Red Cliffs Lodge remodel.

Funding

- The current level of FY26 Capital Budget project funding is $570,000.
- Asset Management contribution supported by Council is $150,000.
- Council directed full scope to be executed, so Recreation has worked with Budget to secure the additional $135,000.

City Council Staff Report

Subject: Veterans Day Resolution
Author: Michelle Downard
Department: Executive
Date: November 5, 2026

Summary Recommendation

Approve a resolution recognizing November 11, 2026, as Veterans Day to honor the service and sacrifice of veterans who have honorably served in the United States Armed Forces.

As an organization, Park City has many veterans within its internal teams, divisions, and departments. Each year, we pay special thanks and respect to our colleagues and community members for their military service.

Background

Armistice Day was initially celebrated in the United States on November 11, 1919, to recognize the end of World War I. Armistice Day was renamed Veterans Day on June 1, 1954, in honor of all people who have served in the United States Armed Forces.

Analysis

Park City is a community that welcomes all individuals and recognizes the benefit of diverse backgrounds and experiences. Veterans bring valuable skills, a strong work ethic, core values, and experiences that strengthen our community. Park City recognizes the sacrifice of veterans who risk their safety and dedicate their service to our country.

Consistent with City Council's Protocols, the Mayor informally polled the City Council and the majority of the Council agreed to place this resolution on the meeting agenda.

Main Street banners will be raised in tribute to those who served. In addition to these efforts, a Veterans Day 2026 Resolution demonstrates Park City's support for veterans who have served our country with honor and deserve our gratitude. Council joins the community in honoring our veterans this Veterans Day.

Exhibit A- Veterans Day 2026 Resolution

Resolution No. 20-2026

RESOLUTION PROCLAIMING NOVEMBER 11, 2026 AS A DAY TO HONOR VETERANS IN PARK CITY, UTAH

WHEREAS, the Congress and President of the United States have designated November 11, as Veterans Day to honor the service and sacrifice of the many Veterans who have safeguarded our country; and

WHEREAS, Veterans Day was originally proclaimed in 1919 as Armistice Day, recognizing the end of World War I; and

WHEREAS, in 1954 Armistice Day was changed to Veterans Day as a day to honor all veterans; and

WHEREAS, Park City residents have served in conflicts around the world, including World War I, World War II, Korea, Vietnam, Iraq, and Afghanistan; and

WHEREAS, Park City shall hang banners on Main Street in honor of Veterans Day; and

WHEREAS, Park City is proud to have local Veterans who bring valuable skills, a strong work ethic, core values, and experiences that strengthen their communities.

NOW, THEREFORE BE IT RESOLVED that the Mayor and City Council hereby proclaim November 11, 2026, as a day to honor and recognize the valor and sacrifice of all our veterans. All residents are also asked to pay tribute to our wounded, our missing, our fallen, and their families—men and women who have known the true costs of conflict and deserve our deepest respect. These commitments to those who have served are commitments we must honor not only on Veterans Day but every day. As we do so, let us reaffirm our promise that when our troops finish their tours of duty, they come home to an America that gives them the benefits they have earned, the care they deserve, and the fullest opportunity to keep their families strong and our country moving forward.

PASSED AND ADOPTED this 5th day of November, 2026.

PARK CITY MUNICIPAL CORPORATION

_____
Mayor Ryan Dickey

Attest:

_____
Michelle Kellogg, City Recorder

City Council Staff Report

Subject: Consultant Selection 2026 Stormwater Master Plan
Author: Griffin Lloyd, Public Utilities Engineer
Department: Public Utilities
Date: November 5, 2026

Recommendation

Authorize the City Manager to execute a Design Professional Services Agreement, in a form approved by the City Attorney's Office, with Hansen, Allen & Luce, Inc., to provide services related to the preparation of an updated stormwater master plan in an amount not to exceed $190,407.80

Executive Summary

Park City's Stormwater Master Plan was last updated in 2014. The City's stormwater system serves two watersheds and includes approximately 39 miles of storm drain piping, 31 miles of earthen channels, and more than 1,600 inlet boxes. The system manages stormwater runoff and snowmelt through a network of pipes, culverts, channels, inlets, and detention and retention facilities.

The City issued a Request for Proposals (RFP) to select a qualified engineering consultant to evaluate existing system conditions, identify deficiencies, assess future capacity needs, and develop a comprehensive plan for prioritized stormwater improvements.

The selected consultant will update hydrologic and hydraulic modeling, evaluate existing and future system conditions, identify deficiencies, and update the City's stormwater system GIS mapping. The work will also include developing a conceptual drainage master plan, prioritizing infrastructure improvements, preparing a phased Capital Improvements Plan with preliminary cost estimates, and providing an operations and maintenance plan. Additional tasks include evaluating previously identified problem areas, preparing conceptual project exhibits, and developing preliminary benefit-cost analyses to support potential mitigation and funding opportunities.

Analysis

The City's RFP established a qualifications-based evaluation process with the following criteria: qualifications of proposed personnel, relevant experience with similar projects and references, and understanding of Park City's stormwater system and unique challenges. A selection committee of City staff was formed to evaluate the four proposals that were received .

Based on the selection committee's evaluation of the submitted proposals, staff recommends Hansen, Allen & Luce, Inc. as the selected consultant to complete the Stormwater Master Plan update. The recommendation reflects the consultant's overall qualifications and ability to perform the requested scope of services in accordance with the City's evaluation criteria.

Funding

The funding for the project is from stormwater service fees and is included in the adopted Stormwater budget.

Exhibits

A Hansen, Allen & Luce, Inc. Scope and Fee

HAL PROPOSAL SPREADSHEET

		BASE COST/HR							
LABOR BILLING RATE:	$250.00	$227.00	$168.00	$157.00	$139.00		$7.00	$0.74	$1.00

CLIENT: ***Park City Municipal Corporation (PCMC)***
PROJECT: ***2026 Park City Stormwater Master Plan***

HANSEN ALLEN & LUCE inc ENGINEERS

Pha	Task #	Task Activity	Billing Period	Man Prof III	Man Prof I	Prof II	Prof I	PEI I	Total Hours	Labor Cost	Communications /Office Expense	Miles Travel	Direct Expense	Expense Cost	Total HAL Cost with Contingency & Rate Inc.	Outside Expense	COMMENT
I		**Hydrology and Hydraulic Modeling**															
	100	Project Management, Coordination , and Communications	2	2	20	10			32	$6,720.00	$224.00			$224.00	$8,020.32		
	101	Update GIS data for key drainage assets (pipes, culverts, and open channels) to support modeling and identify deficiencies.	2		2	16			18	$3,142.00	$126.00			$126.00	$3,774.54		
	102	Identify GIS data gaps requiring City collection for accurate modeling.	2		2	12			14	$2,470.00	$98.00			$98.00	$2,966.04		
	103	Data Gap Workshop	2		2	3			5	$958.00	$35.00			$35.00	$1,146.92		Remote
	104	Citywide Impervious Surface Delineation	2		4	24			28	$4,940.00	$196.00			$196.00	$5,932.08		
	105	Develop hydrologic models for existing and known future development conditions.	2		4	24			28	$4,940.00	$196.00			$196.00	$5,932.08		
	106	Identify deficiencies under each model scenario and report associated flows and volumes.	2	2	8	40			50	$9,036.00	$350.00			$350.00	$10,840.83		
	107	Deficiency Workshop	2		2	3			5	$958.00	$35.00			$35.00	$1,146.92		Remote
	108	Prepare draft report analysis sections for City review.	2		2	16			18	$3,142.00	$126.00			$126.00	$3,774.54		
	109	Categorize improvements by City, future developer, or outside-funding responsibility, including FEMA BRIC candidates.	2		2	10			12	$2,134.00	$84.00			$84.00	$2,561.79		
	110	Prepare and submit the report for City review.	2		6	40			46	$8,082.00	$322.00			$322.00	$9,706.62		
	111	Respond to comment from City (assumes 1 round)	1		2	12			14	$2,470.00	$98.00			$98.00	$2,824.80		
	112	Prepare Final Report	1		1	4			5	$899.00	$35.00			$35.00	$1,027.40		
	199	Quality Control (QC) / Quality Assurance (QA)	2	4					4	$1,000.00	$28.00			$28.00	$1,187.34		
		SUBTOTAL HOURS/UNITS:		8	57	214	0	0	279		$1,953.00	0	0				
		SUBTOTAL:		$2,000.00	$12,939.00	$35,952.00	$0.00	$0.00		$50,891.00	$1,953.00	$0.00	$0.00	$1,953.00	$60,842.21	$0.00	Subconsultant Cost
II		**Stormwater Master Plan Report**															
	200	Update the GIS map of the existing storm drain system, including state-, private-, and publicly owned systems within City limits.	2		2	12			14	$2,470.00	$98.00			$98.00	$2,966.04		
	201	Update the creek-system map.	2		1	8			9	$1,571.00	$63.00			$63.00	$1,887.27		
	202	Forecast future stormwater capacity needs.	2		4	24			28	$4,940.00	$196.00			$196.00	$5,932.08		
	203	Update the conceptual drainage system master plan.	2		4	24			28	$4,940.00	$196.00			$196.00	$5,932.08		
	204	Analyze, prioritize, and recommend major stormwater facility improvements.	2		16	80			96	$17,072.00	$672.00			$672.00	$20,494.32		
	205	Develop a phased Capital Improvements Plan for current deficiencies and build-out needs.	2		2	32			34	$5,830.00	$238.00			$238.00	$7,008.54		
	206	CIP Workshop	2		2	4			6	$1,126.00	$42.00			$42.00	$1,349.04		Remote
	207	Prepare preliminary Capital Improvements Plan cost estimates.	2		1	10			11	$1,907.00	$77.00			$77.00	$2,291.52		
	208	Prepare an Operation and Maintenance plan for the existing system.	2		4	24			28	$4,940.00	$196.00			$196.00	$5,932.08		
	299	Quality Control (QC) / Quality Assurance (QA)	2	4					4	$1,000.00	$28.00			$28.00	$1,187.34		
		SUBTOTAL HOURS/UNITS:		4	36	218	0	0	258		$1,806.00	0	0				
		SUBTOTAL:		$1,000.00	$8,172.00	$36,624.00	$0.00	$0.00		$45,796.00	$1,806.00	$0.00	$0.00	$1,806.00	$54,980.31	$0.00	Subconsultant Cost
III		**Mitigation Measures and Reporting**															
	300	Compile prior-plan and other source data, including hydrology, models, drawings, reports, and terrain data.	2		2	16			18	$3,142.00	$126.00			$126.00	$3,774.54		
	301	Coordinate with the City to identify prior-plan problem areas and map them with available project and source data.	2	2	2	8			12	$2,298.00	$84.00			$84.00	$2,751.21		
	302	Prepare conceptual project exhibits.	2		8	36			44	$7,864.00	$308.00			$308.00	$9,438.66		
	303	Prepare preliminary cost estimates.	2		1	12			13	$2,243.00	$91.00			$91.00	$2,695.77		
	304	Prepare a preliminary Benefit Cost Analysis.	2		16	48			64	$11,696.00	$448.00			$448.00	$14,026.32		
	399	Quality Control (QC) / Quality Assurance (QA)	2	4					4	$1,000.00	$28.00			$28.00	$1,187.34		
		SUBTOTAL HOURS/UNITS:		6	29	120	0	0	155		$1,085.00	0	0				
		SUBTOTAL:		$1,500.00	$6,583.00	$20,160.00	$0.00	$0.00		$28,243.00	$1,085.00	$0.00	$0.00	$1,085.00	$33,873.84	$0.00	Subconsultant Cost
IV		**Additional Scope Items**															
	400		2						0	$0.00	$0.00			$0.00	$0.00		
	401	Citywide Subbasin Delineation	2		6	50			56	$9,762.00	$392.00			$392.00	$11,727.87		
	402	Pull Data from As-builts	2		4	30			34	$5,948.00	$238.00			$238.00	$7,144.83		
	403	Data Collection in field	2					90	90	$12,510.00	$630.00	700		$1,148.00	$15,774.99		Team of two averaging 6 points/hr - 260 points
	404	Input field data into GIS	2			30			30	$5,040.00	$210.00			$210.00	$6,063.75		
	499	Quality Control (QC) / Quality Assurance (QA)	2						0	$0.00	$0.00			$0.00	$0.00		
		SUBTOTAL HOURS/UNITS:		0	10	110	0	90	210		$1,470.00	700	0				
		SUBTOTAL:		$0.00	$2,270.00	$18,480.00	$0.00	$12,510.00		$33,260.00	$1,470.00	$518.00	$0.00	$1,988.00	**$40,711.44**	$0.00	Subconsultant Cost
		TOTAL HOURS BY EMPLOYEE:		18	132	662	0	90									

PHASE	TASK	Labor Costs	Direct Exp Cost	Subtotal w/Contingency	Subconsultant Costs
I	**Hydrology and Hydraulic Modeling**	$50,891.00	$1,953.00	$60,842.21	$0.00
II	**Stormwater Master Plan Report**	$45,796.00	$1,806.00	$54,980.31	$0.00
III	**Mitigation Measures and Reporting**	$28,243.00	$1,085.00	$33,873.84	$0.00
IV	**Additional Scope Items**	$33,260.00	$1,988.00	$40,711.44	$0.00
	TOTAL w/Contingency:	$174,009.00	$7,515.20	$190,407.80	$0.00

Filename: H:\Projects\101 - Park City\22.100 - Park City Stormwater Master Plan\Admin\[HAL Proposal Spreadsheet_2026 Billing Structure_ParkCity_StormwaterMP_Scope_Increase.xlsm]Data Entry - Straight Hours (2

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PROJECT SCHEDULE

Phase	Workstream	Total Hours	Key Dates (Dates provided are ball park estimates and will be refined with City as needed)
I	Hydrology and Hydraulic Modeling	279	Kickoff - November 16th, Data Deficiency Workshop - December 8th, Deficiency workshop - March 17th.
II	Stormwater Master Plan Report	258	CIP Workshop - May 12th, DRAFT Report - July 15th, FINAL Report - August 25th
III	Mitigation Measures and Reporting	155	Compile Data - December 30th, Finish Task III - April 21st

Assumptions
Benefit Cost Analysis will be based on HAZUS data and will include either a comparison of the total impact of the CIP or limited to 3 specific projects.
Previous master plan subbasin delineation will be available as a starting point for hydrology.
Previous stormwater model will be available in SWMM format.
Stormwater model will not include detailed hydraulics for open channels (routing only)
Design work is not included in this scope of work.
Future land use data will be provided by City.

City Council Staff Report

Subject: Resolution 21-206, Updated Rules of Order
Author: Margaret Plane
Department: City Attorney's Office
Date: November 5, 2026

Recommendation
Review and consider adopting Resolution 21-2026, amending the City Council Rules of Order and Procedure, which were last updated by Resolution 01-2023.

Executive Summary
Public comment during open and public meetings creates opportunities for public engagement in the political process and encourages government transparency and accountability. Government entities may regulate the time, place, and manner of speech at public meetings, balancing the First Amendment's speech protections and the safety and efficiency of government proceedings. Utah Code Section 10-3-606 allows the Council to adopt rules of order and procedure to govern and prescribe order, procedure, ethical behavior, and civil discourse.

We recommend updating those rules because courts have issued new guidance about the best way to balance public input and efficiency since the current Resolution was approved in January 2023. The updated Rules reflect current law and best practices. The goal is to preserve effective civil discourse, particularly where one person's intimidating or even hateful speech prevents another person from speaking in a local government setting.

Changes to the Rules include:

1. Clarifying that comments must be related to matters over which the City Council has authority.
2. Clarifying that the rules apply to online participants, if they are permitted to comment.
3. Establishing a rule allowing signs.
4. Revising the format and language to make the rules easier to understand.
5. Ensuring that the rules reflect the most recent interpretation of state and federal laws.

Exhibits
Exhibit A Redline of the Rules of Order and Procedure
Exhibit B Resolution 21-2026

PARK CITY COUNCIL
RULES OF ORDER AND PROCEDURE

Pursuant to Utah Code Section 10-3-606, the City hereby adopts the following rules of order and procedure to govern the meetings of the City Council.

RULE NO. 1. UTAH AND MUNICIPAL CODE REQUIREMENTS

The City must comply with the required procedures in "City Council Procedure," Title 2, Chapter 3 of the Municipal Code of Park City and Title 10, Chapter 3 of the Utah Code, as amended. The City Council is also required to comply with Utah Code Title 52, Chapter 4, Open and Public Meetings Act. In the event of a conflict, the Utah Code controls.

RULE NO. 2. AGENDA

The agenda for the meeting will be the guide to the meeting. While matters not on the agenda may at times come up for discussion, final action cannot be taken on any matter not on the agenda. The agenda will be published in advance. Agenda items ordinarily are considered in the order listed but may be considered in a different order.

RULE NO. 3. PARLIAMENTARY ORDER AND PROCEDURE

City Council meetings are chaired by the Mayor or by the Mayor Pro Tem, as needed. The Council follows a simplified Roberts Rules of Order. Council members may speak after being recognized by the Mayor and may make motions that propose Council action. For example, a Council member may move to adopt or amend an ordinance or resolution, consider a substitute motion, close a public hearing, ask for more information, continue discussion to a later time, or adjourn a meeting. A motion may be discussed and voted upon only if it is seconded by another Council member. The Mayor may allow members of the public or staff to participate in the discussion. When the Mayor confirms there is no further discussion, the Mayor calls for the vote on the matter. Unless otherwise specified by applicable law or ordinance, a motion passes if a majority of Council members present vote in favor.

RULE NO. 4. ETHICAL REQUIREMENTS

City Council members must comply with the Municipal Officer's and Employees' Ethics Act, Utah Code Title 10, Chapter 3, Part 13 and Title 3 of the Park City Municipal Code. These laws establish ethical standards of conduct for City officers, employees, and volunteers.

RULE NO. 5. RULES OF DECORUM

The following rules are adopted under Utah Code Section 10-3-606. The rules are in place to ensure that all members of the public have an opportunity to speak without intimidation and to preserve the order and efficiency of Council meetings.

1. Public comments ~~should~~ must be ~~directed~~ related to the agenda item under consideration, unless the comments are made during the time dedicated to general public input. Public comments are limited to matters over which the Council has authority. An individual may lose the opportunity to comment if t~~T~~he Mayor determines that the Council does not have authority over ~~the germaneness of~~ the ~~comments~~subject matter raised.

2. Speakers must state their name and residency for the record.

~~2.~~3. Comments should ~~Remarks must~~ be addressed to the Council as a whole and not to the audience~~any single member, unless in response to a question from a member~~.

~~3.~~4. T~~o afford all persons an opportunity to speak on an agenda item, t~~he Mayor may impose a time limit, typically three-minutes, on comments made by members of the public. Individuals are ~~will generally be~~ limited to one comment per agenda item.

5. Public comments must be peaceable and orderly to preserve the order of the Council meeting. ~~respectful~~. ~~Personal, impertinent, unduly repetitive, slanderous or profane remarks to the Council, any member of the Council, staff or general public are prohibited.~~ Jeering, cheering, clapping, stamping, finger snapping, sign wa~~i~~ving, whistling or similar behavior is prohibited because it may intimidate other speakers, cause a disruption, or impede the orderly conduct of a Council meeting.

6. Signs are permitted if they do not disrupt the meeting or block the view of others. Signs may not be larger than 11 inches by 17 inches.

7. The Rules of Decorum apply to online participants, if online participants are permitted to comment. Speakers engaging through an online platform may be asked to turn on their camera and to state their name and residency. Failure to comply may result in the loss of the opportunity to comment, at the discretion of the Mayor.

~~4.~~

~~5. Persons addressing the Council may not interrupt the Mayor or Council members while they are asking questions or otherwise addressing the speaker.~~

~~6.~~8. Members of the public must be courteous to others participating and to the proceedings by avoiding conversations within Council Chambers and immediately outside the Chambers.

~~7.~~9. Unless addressing the Council or entering or leaving the Council Chamber, audience members should be seated. If standing, individuals should be against a wall and avoid ~~Those who need to stand should do so in the rear without~~ blocking exits or walkways.

~~8.~~10. ~~A time for public comments on any item not on the agenda may be included on the agenda. A time limit on comments may be imposed and speakers must provide their names for the record. If a prepared statement is available, a copy should be given to the City Recorder.~~ Generally, members of the Council will not comment upon the comments made by a member of the public. Administrative issues will typically be referred to the City Manager's Office for a response.

~~9.~~11. The Mayor may remove, or direct a peace officer to remove, any person who willfully disrupts a meeting if the person willfully disrupts the meeting to the extent that orderly conduct is seriously compromised~~governing body on a two-thirds vote may expel any person who is disorderly during the meeting of the governing body. Removal may be executed by peace officer upon Council direction~~.

~~10.~~12. Any person removed may be prohibited from attending or addressing the Council ~~for no more than ten Council~~at future meetings. The number of meetings and the prohibition will be determined by the Mayor ~~and the Council upon a vote~~, taking into consideration the number and severity of prior incidents of being disorderly.

~~11. If a person is removed from a meeting for being disorderly, the Council may elect to postpone voting on the issue being discussed at the time of removal in order to avoid the appearance of retaliatory action.~~

Resolution 21-2026

A RESOLUTION APPROVING CITY COUNCIL RULES OF ORDER AND PROCEDURE, PARK CITY, UTAH

WHEREAS, Utah Code section 10-3-606 requires the legislative body to adopt rules of order and procedure; and

WHEREAS, the City Council believes that rules of procedure that are easily accessible to the public will help the City Council better engage with the public and the public better engage with the City Council;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Park City, Utah that:

SECTION 1. APPROVAL. Pursuant to Utah Code section 10-3-606, the City hereby adopts the Rules of Order and Procedure to govern the meetings of the City Council as attached as Exhibit A.

SECTION 2. EFFECTIVE DATE. This Resolution shall become effective upon publication.

PASSED AND ADOPTED this 5th day of November, 2026.

PARK CITY MUNICIPAL CORPORATION

_____
Mayor Ryan Dickey

Attest:

_____
Michelle Kellogg, City Recorder

Approved as to form:

_____
Margaret Plane, City Attorney