



## MINUTES – CITY COUNCIL MEETING

Tuesday, March 16, 2021

City of Saratoga Springs

City of Saratoga Springs City Offices

1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

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### City Council Policy Meeting

**Call to Order:** Mayor Jim Miller called the meeting to order at 6:03 p.m.

### **Roll Call:**

**Pursuant to the COVID-19 Federal Guidelines, this Meeting will be conducted electronically.**

**Present** Mayor Jim Miller, Council Members Stephen Willden, Ryan Poduska, Michael McOmber, Chris Porter and Christopher Carn.

**Staff Present** City Manager Mark Christensen, City Attorney Kevin Thurman, City Manager Owen Jackson, Planning Director David Stroud, Finance Director Chelese Rawlings, Budget Coordinator Spencer Quain, Public Works Director Jeremy Lapin, City Engineer Gordon Miner, Police Chief Andrew Burton, Events Coordinator AnnElise Harrison, and Deputy City Recorder Kayla Moss.

**Invocation:** Council Member Porter

**Pledge of Allegiance:** Council Member McOmber

**Public Input:** None

**Presentation:** Introduction of 2021 Saratoga Springs Royalty. City Events Coordinator AnnElise Harrison introduced the 2021 Saratoga Springs Royalty to the Council. They are as follows for this year:

Miss Saratoga Springs – Haylie Palfreyman

1<sup>st</sup> Attendant – Jacie Kemp

2<sup>nd</sup> Attendant – Alexis Nuttall

Jr. Miss Saratoga Springs – Brooklyn Young

Little Miss Saratoga Springs – Hallie Springer

**REPORTS:** None

### **CONSENT ITEMS:**

- 1) **Foothill Boulevard Design Contract Amendment 1, Task Order 6; Resolution R21-15 (3-16-21).**
- 2) **Northshore Temporary Lift Station Construction and Maintenance Agreement with D.R. Horton; Resolution R21-16 (3-16-21).**
- 3) **Foothill Boulevard Interlocal Agreement, Utah County; Resolution R21-17 (3-16-21).**
- 4) **Riverside Crossing Reimbursement Agreement; Resolution R21-18 (3-16-21).**
- 5) **Minutes of March 2, 2021.**

Motion by Council Member McOmber to approve items 1 through 5 of the consent agenda as specified in the staff report was seconded by Council Member Carn.

Vote: Council Members McOmber, Porter, Poduska, Willden, and Carn - Aye

Motion carried unanimously.

Council Member Carn pointed out that this approves a design contract for Foothill Boulevard which helps move the process of building the road along.

**PUBLIC HEARINGS:**

**1. FY 2021-2022 Tentative Budget; Resolution R21-19 (3-16-21).**

Budget Administrator Spencer Quain advised there have been a few changes since the last time they saw the budget. They are making sure that this goes along with the five year plan. A Community Development Department was created for this budget. A Community Development Director will be added in the budget amendments as well. Planning is requesting to add a part time planner. Recreation has requested an adult sports official.

Mayor Miller opened the public hearing at 6:18 pm. There were no comments so the public hearing as closed.

Motion by Council Member Willden to approve the FY 2021-2022 Tentative Budget; Resolution R21-19 (3-16-21) was seconded by Council Member Porter.  
Vote: Council Members McOmber, Porter, Poduska, Willden, and Carn - Aye  
Motion carried unanimously.

**2. FY 2020-2021 Budget Amendments; Resolution R21-20 (3-16-21).**

Budget Administrator Spencer Quain advised that there was a request to increase hours in the City Recorder Department. Those hours will be used to help cover the passport office. This also adds the Community Development Director position and renames the department in the budget.

Mayor Miller opened the public hearing at 6:21 pm. There were no comments so the public hearing was closed.

Motion by Council Member Porter to approve the FY 2020-2021 Budget Amendments; Resolution R21-20 (3-16-21) was seconded by Council Member Poduska.  
Vote: Council Members McOmber, Porter, Poduska, Willden, and Carn - Aye  
Motion carried unanimously.

**BUSINESS ITEMS:**

**1) Jordan Promenade (Wander) Village Plan 1 Amendment 2, Rick Haering Oakwood Homes Applicant, Riverside Drive and 400 South; Ordinance 21-5 (3-16-21).**

Senior Planner Gina Grandpre advised this is a major amendment to Wander Village Plan 1. This is below Pony Express. They are almost built out in this Village. There were some things that needed to be cleaned up which they are doing now. They have lowered the density for the project. They are doing 3-4 homes less than anticipated. They are also including a contiguous trail. The open space went from 33.04 acres to 31.87 acres because of configuring they had to do. This still meets the requirements per code.

The Council wanted to make sure the trail will be available to all residents and not just those that live in the neighborhood. They expressed that they weren't happy with the trail already being finished in a different material than what was promised.

The developer advised that the trail material was a mistake that was made and apologized for the mistake. They offered to put the trail back in homeowner control because of the mistake they

made. He mentioned that they could rip it up and replace it but the cost is so great they thought taking control over maintenance was a good trade off.

City Attorney Kevin Thurman asked that the Council include in the motion to have the Community Plan amended to specify the environmental standards are still held with the trail type that was built and direct staff to create an agreement between the city and HOA for the trail.

Motion by Council Member McOmber to approve the Wander VP Major Amendment 2, Oakwood Homes Applicant, 400 South and Redwood Road; Ordinance 21-5 (3-16-21) with all staff findings and conditions including that all environmental conditions for the trail are met with it being next to the Jordan River and that a maintenance agreement is created and approved by the City staff and that there is a public easement for residents outside of the HOA to be able to access the trail was seconded by Council Member Porter.

Vote: Council Members McOmber, Porter, Poduska, Willden, and Carn - Aye

Motion carried unanimously.

**2) Award of Contract for Garbage and Recycling Services; Resolution R21-21 (3-16-21).**

Deputy City Manager Owen Jackson advised that Republic Services was the overall low bid from garbage and recycling service. He asked that the Council give authorization to continue to negotiate and finalize the contract.

Motion by Council Member McOmber to approve the Award of Contract for Garbage and Recycling Services; Resolution R21-21 (3-16-21) to Republic Services and allow staff to discuss additional bid options was seconded by Council Member Poduska.

Vote: Council Members McOmber, Porter, Poduska, Willden, and Carn - Aye

Motion carried unanimously.

**3) Award of Contract for 2021 Road Maintenance Projects; Resolution R21-22 (3-16-21).**

Streets Staff Chris Klingel advised that this project will be for seal coats and asphalt reconstruction. They would like to award the contracts to the lowest bidders.

Motion by Council Member Willden to approve the Award of Contract for 2021 Road Maintenance Projects; Resolution R21-22 (3-16-21) to Kilgore Contracting in the amount of \$79,100, Advanced Paving in the amount of \$318,316.98, and Geneva Rock in the amount of \$217,250 with all staff findings and conditions was seconded by Council Member Carn.

Vote: Council Members McOmber, Porter, Poduska, Willden, and Carn - Aye

Motion carried unanimously.

**City Council Work Session**

- 1. Public Improvement District (PID) Discussion.** Randy Larsen advised a public infrastructure district is a fairly new development tool. This can only finance public infrastructure. The City has historically participated in public assessment bonds which have to be paid off at the time of approval. A PID is intentionally a separate governmental division. It has a separate governing board. It is not a land use authority, just a capital financial tool. It would not be listed in the City budget, it is completely separate. This creates new tax revenues on the property. There is no ability for a developer to prepay.

The use of an improvement district can help keep the costs lower for homeowners because the developers don't pass on that development cost. The owners will just pay for the amenities that are used in the neighborhood. They will have to pay as part of their property taxes but only then.

Johnathan Ward thinks it is important to show the benefit to tax payers. They will see that their taxes are higher than people outside of the PID which may not be understood.

Council Member Willden asked what type of impact overlapping debt could cause to the City. He also pointed out that you are either creating a mortgage spread out for 30 years versus paying extra property tax every year. It isn't a direct benefit unless amenities are such that increase the value to the residents.

Johnathan Ward advised that overlapping debt and taxes is a reality. You would have to look at a lot of tax districts and a lot of extra increases. The rating agencies and auditors do look at that. He thinks it would have to be pretty significant to make a big impact.

Council Member Porter thinks that developers are taking out bonds currently that keep them in debt for perpetuity and he doesn't think that's right. If the City does want to go with PID's he wants to make sure it is structured correctly.

Senator McCay thinks that cities need to be more open to creative ideas to help with development so that the State won't step in and become landlords in cities. He mentioned that the legislature was discussing building affordable housing and becoming the landlords.

Council Member Porter is willing to explore these ideas and options. He doesn't think the City has been throwing up roadblocks to developers especially since Saratoga Springs is the fastest growing community in the State.

Council Member McOmber mentioned that this Council is innovative and willing to introduce innovative solutions. That's why they are having this conversation. He thinks it will take time but they are willing to explore all options. He mentioned that the City built a road to have office space put in by a developer that he now doesn't think will happen. The City spent millions of dollars on a road that won't be used as the arterial that was originally expected to be.

Council Member Poduska asked if the tax rate would increase year after year or if it stays set after it is established.

It is capped at 1.5% of the taxable value. The City can do less than that, which is typically done. Once the window is completed that is all that is paid back. The owner would be guaranteed the amount of property tax paid over time. It also requires 100% buy in from all of the owners to add more tax in the future.

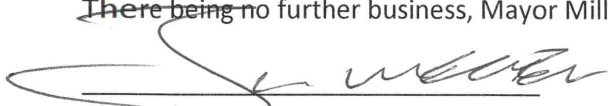
Council Member Poduska asked what the benefit would be to a home owner that has the same home value as someone else that isn't in a PID.

Ryan Smith advised that the developer would need to make sure there are sufficient amenities to justify the higher property tax. It would put the developer at risk of not selling homes if they couldn't justify the cost.

Council Member Willden asked if we could get representatives from other states to come and talk about the forms of PID's they created in their states. He would like to have them tell us what they liked about it and what they wish they would have done differently.

**ADJOURNMENT:**

There being no further business, Mayor Miller adjourned the meeting at 8:25 p.m.



Jim Miller, Mayor

Attest:



Cindy LoPiccolo, City Recorder

Approved: 4-13-21

