

**CITY OF SARATOGA SPRINGS
CITY COUNCIL MEETING**

Tuesday, February 23, 2010

Meeting held at the City of Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

CITY COUNCIL MINUTES

WORK SESSION – Commencing at 6:31 p.m.

Present:

Council Members: Mayor Love, Councilman Poduska, Councilman McOmber, Councilman Miller, Councilman Call, Councilman Tuley

Staff: Lori Yates, Ken Leetham, Spencer Kyle, Jim McNulty, Police Chief Gary Hicken, Chief Tim Hay

Others: Lance Madigan, Gerald Kammerman, Jennifer Klingonsmith, George Deneris, Wayne Wadstaff, Diana Hardy, Jacob Prestwich, Marsha Paskett, Gale Frandsen

1. Reports:

a. Mayor

Mayor Love asked staff to update the City's website.

b. City Council Members

Councilman Poduska asked if the data had been collected for accessory apartments. Jim McNulty, Planning Director stated that staff is still gathering information and will provide that information soon in an upcoming meeting.

Councilman Miller asked Ken Leetham if he had an answer to a bond question that was asked in a previous meeting. Ken Leetham stated that he has not heard back from Mark Edwards regarding bond questions, but will report back to the Council as soon as possible.

c. Staff

Ken Leetham stated that staff would like to address the Council with a new advanced budget process, Ken then turned the time over to Spencer Kyle. Spencer Kyle briefly touched on a new budget process that they would like to implement with the upcoming 2010-2011 budget. Spencer handed out a budget request form that will be used by each department. The Council stated that they agreed with the budget request form. Ken Leetham stated that this is a tool that the City's budget needs. Ken also stated that this is a great way to include the Council through the budget process.

3. Adjourn to Policy Session

POLICY SESSION – Commencing at 7:00 p.m.

Present:

Council Members: Mayor Love, Councilman Poduska, Councilman McOmber, Councilman Miller, Councilman Call, Councilman Tuley

Staff: Lori Yates, Ken Leetham, Spencer Kyle, Jim McNulty

Others: Lance Madigan, George Deneris, Gerald Kammerman, Jennifer Klingonsmith, Wayne W, Diana Hardy, Jacob Prestwich, Marsha Paskett, Gale Frandsen,

- **Call to Order by Mayor Love.**
- **Roll Call.**
- **Invocation / Reverence given by Councilman Poduska**
- **Pledge of Allegiance led by Councilman Call**
- **Public Input.**

Mayor Love welcomed Councilman Tuley as the newest City Council member.

Mayor Love opened public input.

No public input at this time.

Mayor Love closed public input.

1. Public Hearing: Ordinance No. 10-3 (2-23-10): An ordinance adopting an amendment to the culinary water and sanitary sewer impact fee ordinances; and establishing an effective date.

Ken Leetham stated that this proposed ordinance is for the amendment of culinary water sanitary sewer impact fees for stacked units (multi-family residential dwellings). The revised fees result in an amount that is approximately half the amount of a single family dwelling. Spencer Kyle echoed what was addressed by Ken. Spencer also stated that this will also be helpful for the apartments that will be coming located across from the City offices.

Councilman Tuley asked what affect this would have on the City cost wise. Ken Leetham stated that the connection fees are not being reduced, it is a way that the City will be calculating those fees but, the impact is not being changed. Councilman Tuley would recommend the ground level units be charged full price of the fee and above level units be charged only half price on those fees.

Councilman Miller stated that he would like to see the data based on the number of bedrooms to a unit rather than what is being used by the occupant, he sees this to be more equal.

Councilman McOmber stated that he is not comfortable with this decrease on stacked units. He stated that there are more citizens living in stacked units because of the economy.

Councilman Poduska asked if this fee is to encourage more stacked units. Ken Leetham stated that there is no intent to encourage a land use or more stacked units to the City. Ken suggested that staff gather more data before passing the ordinance. Councilman Poduska stated that the State is coming down on cities for those who have increased impact fees and could the fees. Ken Leetham stated that anyone can challenge the fee at anytime and the City needs to be careful with properly evaluating the impacts of every land use on the utility systems.

Councilman Call supports gathering more data for this impact fee. He also suggested the information is based on the use of water within each dwelling. He stated that it takes more water to supply to multi-family rather than single family.

Mayor Love opened public input.

Jennifer Klingonsmith expressed that this may encourage more multi-family in the area which she feels there to be plenty of. She also suggested that the City involve the citizens when planning and updating the Land-use map.

Gale Fransen, a developer of the Hillcrest Condominium, stated that the impact fees are rather high for the City and he feels that this reduction is rather minor.

Mayor Love closed public input.

Mayor Love stated that the discussion has been great by the Council. She stated that there is work to be done and feels that Council has given staff some direction.

Motion was made by Councilman Poduska and seconded by Councilman McOmber to continue the ordinance and obtain more data on this ordinance. Aye: All

2. Action on the Peck Gravel Pit request.

Ken Leetham briefly discussed with the Council the request which has been made by the Peck Gravel Company. Ken stated that Peck's are not sure how many trucks will be using the road daily. Ken stated that he has spoken to legal counsel, and the City is able to put restriction on the use of the road if the City felt the road could potentially obtain damage. Ken suggested that the City participate with the Pecks on repairs if they are needed to be made but we don't expect the road at this time to need repairs since it is a new road. Ken recommended a request that Pecks participate in maintenance and repairs of the road.

Councilman Call expressed concerns with no traffic signal in the area. Ken Leetham stated that a traffic signal light will be installed soon weather permitting.

Councilman Poduska stated that he is concerned with the site and suggested that the City have an agreement prepared for this request.

Mayor Love expressed frustration with the larger trucks accessing the road while there are children walking in the area as well. She stated that this is a dangerous and unsafe area for children.

Councilman McOmber felt that the Peck Gravel Company is being singled out for maintaining a road that is used by many other companies. The City should request road maintenance for all companies using the road.

Councilman Miller stated that the City is in position of a potential lawsuit if other companies using the road are not being asked to comply with conditions. Ken Leetham stated that every one is able to use public roads. Ken Leetham also stated that we as a City have little control due to the pit being outside City limits.

Councilman Tuley asked if the City collects any of the state gas tax monies. Ken Leetham stated that the City receives Class C road funds.

Marsha Paskett, a resident, stated that she had been told that no signal light will be installed this year. She suggested that this not be approved until a light is installed.

Ken Leetham suggested that the Council give staff direction on this item to report to the County.

Motion was made by Councilman Poduska and seconded by Councilman that staff contact the County Commission and Utah Department of Transportation requesting that a light be installed prior to activation of the road and staff to negotiate the fees for 800 West. Aye: Councilman Poduska and seconded by Councilman Call. Nay: Councilman McOmber, Councilman Miller, Councilman Tuley.

Motion did not pass.

Motion was made by Councilman Miller and seconded by Councilman McOmber to allow road access to the Peck trucking after staff has discussed with the County Commission and the Utah Department of Transportation requesting a traffic light at the intersection for the safety of the resident and negotiate with the three companies to sweep the road to keep debris off the road. Aye: All

3. Consent Calendar:

- a. Warrant Register.
- b. Final Plat Extension Request, The Villages of Hawks Estates-Neighborhood 10

- c. Final Plat Extension Request, Stillwater Phase 6
- d. Warranty Bond Extension Request, Saratoga Town Center
- e. Minutes
 - i. January 26, 2010.
 - ii. February 2, 4, and 9, 2010.

Motion was made by Councilman McOmber and seconded by Councilman Miller to approve the consent calendar as written. Aye: All

Motion was made by Councilman Miller and seconded by Councilman McOmber to enter into closed session for the acquisition of real property at 8:09 p.m.

The closed session was held at the City of Saratoga Springs City Office 1307 North Commerce Drive, Saratoga Springs, Utah. Present: Mayor Love, Councilman Poduska, Councilman Call, Councilman McOmber, Councilman Miller, Ken Leetham, Spencer Kyle

Adjourned from closed session at 8:38 p.m.

4. Right of Way purchase agreement for Pony Express Parkway and 800 West.

Motion was made by Councilman Poduska and seconded by Councilman Miller to approve the right of way purchase agreements for the Pony Express Parkway and 800 West. Aye: All

Ken Leetham stated that he has given Rob Smith with Alpine School district many properties that would be feasible for a bus yard.

Ken also stated that there will be a meeting held next week with the Alpine School District Superintendents and the School Board; Ken stated that the Council is invited to attend this meeting.

Motion to adjourn at 8:52 p.m. was unanimous.

Date of Approval

Lori Yates, City Recorder