

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

City of Saratoga Springs
City Council Meeting
March 31, 2015

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

Policy Session Minutes

Present:

Mayor: Jim Miller

Council Members: Michael McOmber, Shellie Baertsch, Rebecca Call, Stephen Willden, Bud Poduska

Staff: Scott Langford, Mark Christensen, Kimber Gabryszak, Kyle Spencer, Owen Jackson, Kevin Thurman,
Jeremy Lapin, Sarah Carroll, Chelese Rawlings, Nicolette Fike

Others: Rick Davis, Dan Griffiths, Elizabeth Holliday, David Weber, Matt Neipraschk, Chris Porter, J.
Klingonsmith, David Funk, Thane Smith, Nancy Hart, Chris Porter, Krisel Travis, Greg Haws, Boyd
Martin

Call to Order 7:18 p.m.

Roll Call - Quorum was present

Invocation / Reverence - Given by Councilman Poduska

Pledge of Allegiance - led by Councilman Willden

Saratoga Springs Strategic Planning Committee was introduced and given recognition for their work. Dan Griffiths went over the processes they went through and reported on the findings and new pamphlet.

Councilman Willden thanked them for their work and thought it was a fantastic product. He believes it will be a great marketing product.

Councilwoman Baertsch thought it was great to see what they thought were the citizen's objectives actually come back as what the citizens wanted. She suggested some changes to help jazz it up and alleviate confusion.

Councilman McOmber thought it was great and what they had hoped for the citizens to get involved to showcase the city. It will be a great marketing tool. He had a few suggestions including that they use the City's tag line "Life's just better here." Overall it is great.

Councilwoman Call thanked the committee and recognized them for the service they offered to the City. This information provided is exactly what the Council wanted to see. She suggested that we adopt the document and make changes to it with everything the Council knows if going on to end up with a well-rounded document. She also suggested that they legitimize it more by putting the City Council contact info on it so that as individuals see the document, they know to whom they can go for more information.

Councilman Poduska feels they have done an outstanding job; it has a great tone that comes through. He noted how people wanted the restaurants and businesses but they didn't want the high density. He asked if they got a feeling of how the community thought they would get that.

Dan Griffiths said if they get people together the dialogue happens and they will realize those things for themselves.

Mayor Miller thanked them and liked that the process and results were not politically driven; it was just volunteers from the community. He presented the committee with some awards of recognition.

Mark Christensen would like to go back and incorporate these into the goals the City and Council are working towards.

Public Input - Opened by Mayor Miller

No input at this time.

Public Input - Closed by Mayor Miller

Policy Items

1. Consent Calendar:

- a. **Consideration and Possible Approval to Amend the City of Saratoga Springs Consolidated Fee Schedule.**
 - i. **Ordinance 15-12 (3-31-15): An Ordinance amending the Consolidated Fee Schedule for the City of Saratoga Springs and establishing an effective date.**
- b. **Consideration and Possible Approval of the Amended Plat for Landrock Connection located at 1600 South 400 West, Clay Peck, applicant.**
 - i. **Settlement Agreement regarding Payment-in-Lieu of Open Space and Landrock Easements.**
- c. **Consideration and Possible Approval for the Hillcrest Condominiums Plats M & N Final Plat located at 1985 North Hillcrest Road, Flagship, applicant.**
 - i. **Resolution R15-14 (3-31-15): Addendum to resolution of the City of Saratoga Springs pertaining to the City Street Lighting Special Improvement District to include additional subdivision lots. (Hillcrest Condominiums Plats M & N)**
- d. **Consideration and Possible Approval of the Community Strategic Plan.**
 - i. **Resolution R15-15 (3-31-15): A resolution of the City Council of the City of Saratoga Springs, Utah adopting the Community Strategic Plan of the City of Saratoga Springs as a guiding document for Elected Officials and City staff.**
- e. **Consideration and Possible Approval of the Mallard Bay Phase 1 Secondary Water Upsize Reimbursement Agreement.**
- f. **Consideration and Possible Approval of the Infrastructure Development Agreement regarding Riverside Street and Market Street.**
- g. **Minutes:**
 - i. **March 17, 2015.**

Councilwoman Baertsch asked for clarification on how many meetings it was referenced on pg. 4 for applications, under Comment Review Meeting.

Kimber Gabryszak noted it is three meetings per application.

Councilwoman Baertsch suggested indicating in there that the first three meetings per application of the meetings listed and additional meetings are an additional fee.

Councilwoman Call appreciates the beginning of the process, and noted that there are some applications costs that have a significant difference between what the actual cost is and what we charge to developers, she would like those revisited. She feels developers should pay the cost of administration.

Councilwoman Baertsch agrees that we have tried to make that our philosophy, that we "pay to play" it would make sense to do that in our fees as well.

Councilman McOmber echoed those thoughts, it falls into their philosophy. He suggested looking at the comparative cities to see that our fees are in line with them, and if they are subsidizing.

Kimber Gabryszak noted that we are hiring a consultant to do a comprehensive fee study. With that we will be able to better analyze what our costs are and what percentage we are covering. Then Council can decide what percentage they would like to cover. They have looked at the other cities and sometimes our fees are what they are because we wanted to be competitive.

Councilwoman Call commented that when the evaluation is done if the application doesn't cost more for more acreage, larger developers, we shouldn't penalize them for something that is administratively the same. She noted there are some applications that really need more work; if we could have clear criteria that if you pay for a specific application then specifically outlined functions will be performed, so as to avoid unwarranted and unbudgeted staff time. As staff is looking at the fee schedule if they could review the processes to see if there are some items or applications that can be improved, she would appreciate that.

Councilman Willden would add to not penalize small developers. Whatever the analysis looks like he would like to see stratify, within zone by number of lots or something that makes sense.

Councilwoman Baertsch commented on Landrock, that fencing along the back of future Foothill be consistent with neighboring fencing as wrought iron style, but it wasn't included as a condition.

Scott Langford noted it was a condition in the preliminary plat and should carry over.

5 Councilwoman Baertsch noted also Sageview court needed to be referenced correctly. Item 8 in the
6 agreement has a sentence she is concerned about and that when we agreed to the budget amendments for
7 Riverside drive we did approve those access points. She is concerned about the contradiction.
8 Jeremy Lapin responded that we wanted to leave a blank slate to deal with those as they come in because
9 there could be drive approaches and such and we are trying to give them confidence but not tie it down.
0 Kevin Thurman noted the agreement is clear to comply with the City ordinances and Standards and as long
1 as they do that they still have a level of discretion as to where the access points are.
2

3 **Motion made by Councilwoman Baertsch to approve the Conscent Calandar items a.-g. including all**
4 **staff findings and conditions. Including on item a. the additional change to the ordinance that we**
5 **gave to Kimber: to include the modification for the Comment and Review Meeting, the addition of**
6 **“per application” after three meetings and clarify that the \$250 is per additional meeting. And**
7 **approve ordinance 15-12 (3-31-15). Amended Plat for Landrock Connection with Settlement**
8 **Agreement regarding Payment-in-Lieu of Open Space and Landrock Easements. Approval for the**
9 **Hillcrest Condominiums Plats M & N Final Plats and phases including Resolution R15-14 (3-31-**
0 **15). Approval of the Community Strategic Plan Resolution R15-15 (3-31-15) with the direction to**
1 **staff to work on the marketing aspect before it goes into SPAC. Also including approval of Mallard**
2 **Bay Phase 1 Secondary Water Upsize Reimbursement Agreement in the amount of \$13,065.00 in**
3 **the form of developer secondary water impact fee credits. And approval of the Infrastructure**
4 **Development Agreement regarding Riverside Street and Market Street, with their contribution in**
5 **the amount of \$2,470,000.00. And approval of minutes with email changes sent in by**
6 **Councilwoman Baertsch and Councilwoman Call. Seconded by Councilwoman Call. Aye:**
7 **Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call,**
8 **Councilman Poduska. Motion passed unanimously.**
9

0 **2. Presenting the Tentative Budget for Fiscal Year 2015-2016 to the City Council.**

1 Chelese Rawlings drew their attention to appendices, all of the budget requests this year and all the budget
2 amendments they have done this year.

3 Councilwoman Call wanted to bring to her attention some items that needed clarity like the historical
4 property tax rate; she wants it clearer that of property taxes the city only receives 10%. Kudos for 320
5 building permits since July. She pointed out the population growth was 40% increase from 2010. She
6 talked about performance measures and there are discrepancies between departments. She doesn't think
7 those need to be in a budget document.

8 Mark Christensen commented that performance measures are a best practice identified by GFOA, it's an
9 indication that we are measuring performance and it is a criterion for awards.

0 Councilwoman Call suggested that they could find some continuity or standard.

1 Councilman Willden would recommend the top 5 to standardize it.

2 Councilwoman Call doesn't understand the %'s on goals, if we have a goal all our goals should be 100%.

3 Mark Christensen replied that ideally we would like to say we are going to get 100% but we don't
4 realistically expect perfect. If you are always reaching 100% than it's not a goal that stretches you, they
5 aren't hard enough goals. He said they would take another look at it.

6 Councilwoman Call referencing the budget document, Councilwoman Call thought on the line item
7 specifying garbage cans, that it is referenced for the wrong fiscal year. She thinks Councilman Willden's
8 suggestion of the top 5 goals is good. She likes seeing the reports and statistics from departments but
9 perhaps the more specific items should be in another report, not the budget.

0 Mark Christensen thought it was important for department heads to choose important things that show how
1 they are doing in their departments, he largely lets them identify what they think is significant but he
2 would be happy to review that.

3 Councilwoman Call realizes we adopted a 65% pay plan structure and we talked about reevaluating on a
4 yearly basis. That makes her uncomfortable. She would like to see other alternatives to that, not a full
5 revisit all the time. Maybe a cost of living coupled with merit or something. We are playing off other
6 cities constantly. There is discomfort on salaries changing so often.

7 Mark Christensen suggested we bring in a consultant to do the study, relook at how we are doing things; he
3 agrees with the sentiment and thinks a consultant can give an independent analysis better so you aren't
9 just hearing from staff.

0 Councilman McOmber thinks to accomplish what they are really looking for perhaps we could have 3 or 4
1 consultants who would let us know their approach and Council could choose.

2 Mark Christensen would like the Council to direct the consultant. They are proposing in this budget to carry
3 out the second year of the pay plan that they talked about last year. We are talking about the second year
4 of the pay line in this budget.

5 Mayor Miller suggested that with the pay plan consultants, rather than presenting to the Council where they
5 could hear each other that they make it more of an interview with maybe Councilman McOmber and
7 Councilman Willden to vet out the pros and cons of each.

3 Councilman Poduska wondered if the secondary well being dug came out of the capital general fund.

9 Mark Christensen said it's coming out of the bond proceeds. The utility rates will ultimately pay that back.

0 Jeremy Lapin indicated that those projects we began construction on this year will roll over, it may be in this
1 year's funding but won't show up until they roll over what is remaining.

2 Councilman Willden suggested on the metrics, when they are talking of the trends, share specific
3 commentary around the growth, e.g. this is where we were last year and this is what happened. He would
4 like to see specifically what happened between this year and last year. With the understanding that they
5 haven't looked deep at the requests, we budget conservatively and it looks like we will be where we
5 predicted this year. He appreciates with this tentative budget that it shows we have been conservative but
7 our net is still building reserves. He doesn't agree with setting a goal at 100% it's an unattainable goal,
3 there should be a target goal.

9 Councilwoman Baertsch suggested we should update the general map in the document. She asked about
0 some figures that were zeroed out.

1 Chelese Rawlings replied it might be because stuff was carried forward but she will look at that.

2 Councilwoman Baertsch questioned the zero water certificates and 29 fire hydrants not in service.

3 Spencer Kyle noted that water certification is a new thing and we are sending new employees to that. He will
4 look at those and refine them.

5 Councilwoman Baertsch said on a note in parks that showed a decrease but they talked about increase.

5 Chelese Rawlings replied that they purchased one time expenditures so it's included in operating budget.

7 Councilwoman Baertsch commented that they need to discuss as a Council ranges for different items, we
3 should discuss if that is where we want to be on those programs.

9 Mark Christensen commented that we are going to be coming back later with the proposal of how are they
0 going to add to programs, and what is our recreation program is going to look like.

1 Councilwoman Call suggested that if we can keep the policy high level, recreation pays for itself, programs
2 within do not. If we can keep the policy broad then we have the flexibility to bring other programs in
3 over time.

4 Councilwoman Baertsch asked what is a Records and Asset Manager/Management Analyst.

5 Mark Christensen it's in essence how can we be more compliant with things we need to be doing. (Daniel is
5 doing the now)

7 Councilwoman Baertsch questioned replacement for vehicles approved and maintenance is denied. It seemed
3 counterintuitive where a little maintenance could go a long way.

9 Spencer Kyle replied that they will look at the specifics but that they do not want budget creep and generally
0 they are being told to make do with their budget.

1 Mark Christensen replied sometimes people think they need to make the requests to keep their budget up.
2 But it is their philosophy to not increase the budget when they aren't using what they have.

3 Councilwoman Baertsch replied if that is the case than maybe we need to decrease some of those budgets.

4 Councilman McOmber noted that Councilman Willden made a good point that our budgets are conservative
5 and we end up with excess every year. So are we collecting too much? Do we need to look at that and
5 make sure as a council we are looking at property tax rates and make sure we are where we need to be.

7 Mayor Miller was a little concerned that there was getting to be a use it or lose it mentality and then we have
3 pork barrel spending to keep a budget. He would rather it be a little high and that if we are not spending
9 it don't increase it.

Chelese Rawlings replied that is their philosophy.

3. **Consideration and Possible Approval of the Preliminary Plat and Final Plat for the Legacy Farms Plan Plats 1A-1F located at 400 South Redwood Road, DR Horton, applicant.**

i. Resolution R15-16 (3-31-15): Addendum to resolution of the City of Saratoga Springs pertaining to the City Street Lighting Special Improvement District to include additional subdivision lots. (Legacy Farms Plats 1A-1F)

Kimber Gabryszak gave a brief overview. This is for 6 plats within The Legacy Farms development. They have made several changes that were required and there are some outstanding requirements they will be fixing, so it is complying.

Krisel Travis presented examples of lot products. She showed the locations of green spaces and proposed concepts for them.

Councilwoman Baertsch asked where it noted that the HOA would be taking care of some open spaces and the others were not called out.

Kimber Gabryszak replied there is a plat note that states all open spaces would be taken care of by the HOA.

Councilwoman Baertsch noted that it doesn't show any of the improvements of 400 S. on the maps.

Krisel Travis noted the road has already been dedicated so it is not owned by them to include it on their plats, but it will be improved.

Jeremy Lapin noted that there was a comment that they are waiting on that, they expect the new copy of the resubmittal of the construction drawings to include that, it doesn't affect the plat itself.

Councilwoman Baertsch asked about note 18 and snow removal, it needs to be corrected to show that snow removal can't affect required parking spaces. If it's on street parking it needs to say street spots, if it is snow spots it needs to say on snow spots.

Councilwoman Call said it's concerning that it says overnight guest parking is restricted from Nov 1st to Mar 1st. There is no specificity as to whether it is on street, guest stalls, snow stacking, ect, stalls. If the restriction is for on street parking or guest stalls, then it needs to say on street, if it is for the snow stack spots, it needs to say those specific spots. As it reads, there is no guest parking allowed between Nov 1st and Mar 1st.

Councilwoman Baertsch appreciates the work that has been done and it seems to now meet all code.

Councilman Willden did not have many comments to add, it's complying with code, and it looks great.

Councilman Poduska has determined that it has complied with code and therefore he is ready to approve it.

Councilwoman Call had a note for staff in looking as the FEMA items, she asked if the stream alteration permit is applicable to this project.

Jeremy Lapin said that only applies to the river, not the lake so it does not apply to this project.

Councilwoman Call thought there was a division that is stream alteration, either the city or developer has to apply through the division of water rights.

Jeremy Lapin said his understanding is that it is only for the river. For the lake they would have to get approval through Sovereign land so they may need to work with Army corps on the Tickville project but his understanding it will not need to go through the division of water rights.

Councilwoman Call asked could we caveat the agreement to also meet all State requirements.

Jeremy Lapin replied those permits are contingent on meeting all other permits and requirements.

Krisel Travis said they have an appointment already next week.

Councilwoman Call was happy specifically with the decrease in density. She appreciates all the efforts.

Councilman McOmber does see that it meets all the code and is in favor of the approval and he appreciates all the work that has been done.

Mayor Miller liked to see this happening after 5 years and thanked them and staff for all the work they have done.

Motion made by Councilman Poduska to approve Preliminary Plat and Final Plat for the Legacy Farms Plan Plats 1A-1F located at 400 South Redwood Road. Also Resolution R15-16 (3-31-15): Addendum to resolution of the City of Saratoga Springs pertaining to the City Street Lighting Special Improvement District to include additional subdivision lots. (Legacy Farms Plats 1A-1F) with findings and conditions presented by staff and amended today. Seconded by Councilman

McOmber. Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion passed unanimously.

4. Administration communication with Council to discuss the Secondary Water Rates.

Spencer Kyle noted that all the acreages were slightly off so we've taken all of the data of acreages from GIS and input them into the system so they were all right in the system and matched County data. He reviewed the direction from Council for the rates. They said \$88 per acres and up to 75% \$0.10 cents, after that 100% at \$0.18 cents, with a continued increase of rate per additional usage, incrementally. That was an average of \$10.54 per residential account with the average acreage and usage. He presented some leak forgiveness options. Who is eligible, (residential to start). How many times can a claim be filed (once a year). How much can be forgiven (anything over 150%). There may be some exceptions. How long do they have to apply (30 days after payment is due.) Require them to make payment then request it, (if they had been current on their account). Do we require documentation of the leak (no).

Councilwoman Baertsch commented that if we have a person abusing it regularly it needs to be noted and we need to stop it.

Spencer Kyle replied we have a place to put notes so we can see if they have abused it.

Councilman Willden asked could we put something in that says staff may evaluate the application to help stop the abuse.

Spencer Kyle thought that we can have them fill out the form and we can scan it and tag it to their account.

Councilman McOmber commented that there needs to be good communication. He noted that the auto pay system is not working right, did not pull one month and the next pulled double. That should have been communicated to residents.

Spencer Kyle will talk to them tomorrow. He then recapped that the rate will be adopted at the next meeting; new rates effective in July. Does Council still want a 3 month cap of 150% of allotment or does the delayed implementation replace the capped amount.

Councilwoman Call thinks it's going to need more discussion in the future.

Councilman Willden suggested to cap it for a month and then show residents what they would have paid.

Spencer Kyle said we could show them a formula to have them look at their usages.

Mayor Miller asked if we could pull out people who did over use and send them a direct communication, maybe at 150%, because that is the cap, so they are aware.

Councilwoman Baertsch commented that this is going to cost us extra money but it's something that we need to do.

5. Motion to enter into closed session for the purchase, exchange, or lease of property, pending or reasonably imminent litigation, the character, professional competence, or physical or mental health of an individual.

Motion made by Councilman Willden to enter into closed session for the purchase, exchange, or lease of property, pending or reasonably imminent litigation, the character, professional competence, or physical or mental health of an individual. Seconded by Councilwoman Baertsch. Aye: Councilman McOmber, Councilwoman Baertsch, Councilman Willden, Councilman Poduska and Councilwoman Call. Motion passed unanimously.

Meeting Adjourn to Closed Session 9:15 p.m.

Closed Session

Present: Mayor Miller, Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska, Mark Christensen, Kevin Thurman, Spencer Kyle, Nicolette Fike

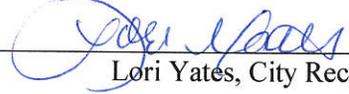
Closed Session Adjourned at 9:55p.m.

Policy Meeting Adjourned at 9:55p.m

5
7
3
)
)
)

April 21, 2015
Date of Approval


Mayor Jim Miller


Lori Yates, City Recorder