SARATOGA SPRINGS

Life's just better here

1. 2020-1-7 Cc Agenda

   Documents:

   2020-1-7 CC AGENDA AMENDED.PDF

2. 2020-1-7 Cc Packet

   Documents:

   2020-1-7 CC PACKET.PDF

3. 2020-1-7 Cc Approved Minutes

   Documents:

   2020-1-7 CITY COUNCIL MINUTES APPROVED.PDF

AGENDA – City Council Meeting

Mayor Jim Miller
Mayor Pro Tem Stephen Willden
Council Member Christopher Carn
Council Member Michael McOmber
Council Member Ryan Poduska
Council Member Chris Porter

CITY OF SARATOGA SPRINGS
Tuesday, January 7, 2020, 5:30 pm
City of Saratoga Springs Council Chambers
1307 North Commerce Drive, Suite 200, Saratoga Springs, UT 84045

CITY COUNCIL OATH OF OFFICE

1. Oath of Office for Newly Elected City Council Members Chris Porter, Ryan Poduska, and Christopher Carn.

POLICY MEETING

2. Call to Order.
3. Roll Call.
4. Invocation / Reverence.
5. Pledge of Allegiance.
6. Public Input – This time has been set aside for the public to express ideas, concerns, and comments for subject matter not listed on this agenda.
7. Presentation: Timpanogos Special Service District (TSSD), Richard Mickelsen.

REPORTS:

1. Mayor.
2. City Council.
3. Administration: Ongoing Item Review.

PUBLIC HEARING:

1. Boundary Adjustment with the City of Lehi, Edge Homes Applicant, ~2582 North Redwood Road; Ordinance 20-1 (1-7-19).

BUSINESS ITEMS:

1. Award of Contract for Redwood Road Landscaping; Resolution R20-1 (1-7-20).
2. Wildflower Special Assessment Area Discussion.

MINUTES:

1. December 3, 2019.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Recorder at 801.766.9793 at least one day prior to the meeting.

CLOSED SESSION:

Motion to enter into closed session for any of the following: purchase, exchange, or lease of real property; discussion regarding deployment of security personnel, devices, or systems; pending or reasonably imminent litigation; the character, professional competence, or the physical or mental health of an individual.

ADJOURNMENT

Councilmembers may participate in this meeting electronically via video or telephonic conferencing.
The order of the agenda items are subject to change by the Mayor. Citizens may address the Council during Public Input which has been set aside to express ideas, concerns, and comments on issues not listed on the agenda as a Public Hearing. All comments must be recognized by the Mayor and addressed through the microphone. Final action may be taken concerning any topic listed on the agenda.

Decorum - The Council requests that citizens help maintain the decorum of the meeting by turning off electronic devices, being respectful to the Council and others.

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SARATOGA SPRINGS PLANNING

City Council Staff Report

City Council
Boundary Adjustment with Lehi City
January 7, 2020
Public Hearing

Report Date:	December 31, 2019
Applicant:	Edge Homes
Owners:	Boyd Brown; BB Land Opps, LLC; Wesley and Heidi Gurney; Norris and Jacklyn Ethington (et al); Harvest View Properties, LLC; River Jordan, LLC; and Newman Investments, LLC
Location:	~2582 North Redwood Road
Major Street Access:	Redwood Road
Parcel Number(s) & Size:	36:431:0016, portion of 4.98 acres; 36:431:0011, portion of 5.06 acres; 36:431:0009, portion of 5.07 acres; 36:431:0015, portion of 5.04 acres; 58:021:0069, 11.82 acres; 58:021:0070, 0.32 acres; 58:021:0119, portion of 4.70 acres; 58:023:0034, 21.63 acres; 58:023:0076, 33.84 acres; and 58:023:0128, 14.83 acres
Land Use Designation:	Light Industrial, Office, Office Warehouse, Agricultural, Regional Commercial
Parcel Zoning:	Regional Commercial, Agriculture, Office Warehouse
Current Use of Parcels:	Vacant, dwellings, and agriculture
Previous Meetings:	October 15, 2019
Previous Approvals:	None
Type of Action:	Legislative
Land Use Authority:	City Council
Future Routing:	Lt. Governor's office, Utah County
Planner:	David Stroud, Planning Director

A. Executive Summary:

The applicant requests the City adjust a portion of the common boundary with Lehi City as shown on Exhibit 1. This request affects approximately 90.15 acres.

David Stroud, AICP, Planning Director
dstroud@saratogaspringscity.com
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
801-766-9793 x107 • 801-766-9794 fax

Recommendation:
Staff recommends the City Council conduct a public hearing, review and discuss the proposal, and choose from the options in Section F of this report. Options include approval, denial, or continuation.

B. Background: The subject properties are vacant or underdeveloped. Portions of or the entire acreage of the parcels are located below the Utah Lake Distributing Canal. This location increases the difficulty in servicing the lower acreage with City utilities. It is possible but a large financial commitment is required to service and maintain in perpetuity any City utility facility. It has been determined that the acreage is best served by Lehi City. The City Council of Lehi and Saratoga Springs have each approved a resolution of intent to adjust the common boundary. The Lehi City Council is expected to approve the boundary adjustment on January 29, 2020.

C. Specific Requests:

- Amending a portion of the common boundary with Lehi City by disconnecting approximately 90.15 acres from Saratoga Springs and transferring to Lehi City.

D. Process:

Intent to Adjust a Common Boundary, Utah Code 10-2-419

- Adopt a resolution of intent to adjust a common boundary (October 15, 2019)
- Hold a public hearing (January 7, 2020) no less than 60 days after resolution adoption
- Public notice for three consecutive weeks in a newspaper of general circulation
- Adopt ordinance approving the adjustment unless written protest is filed with the City Recorder at or before the public hearing
- Approval by Lt. Governor's office
- Recordation at Utah County

Lehi to follow the same approval format

E. Community Review: This item was noticed in the *Daily Herald* as a City Council public hearing. At the time of this report, no public comment has been received regarding this request. The notice was also posted in the City building, www.saratogspringscity.com, and www.utah.gov/pmn/index.html.

F. Option 1 – Staff Recommendation: approval

I move to **approve** the Saratoga Springs – Lehi City disconnect of approximately 90.15 acres as shown on Exhibit 1 with the findings and conditions in the staff report dated December 31, 2019:

Findings

1. The subject properties can be serviced by City utilities but at a large financial cost to operate and maintain in perpetuity.
2. The subject property is best served by Lehi City utilities.
3. Lehi City has adopted a resolution of intent to adjust a common boundary line with Saratoga Springs.
4. Saratoga Springs has adopted a resolution of intent to adjust a common boundary line with Lehi City.

Conditions:

1. Lehi City shall approve the common boundary line adjustment.
2. The adjustment plat shall be approved by the Lt. Governor's office.
3. The adjustment plat shall be recorded at Utah County.
4. Any other conditions or changes as articulated by the City Council:
   _____

Option 2 – Continuance

The City Council may choose to continue the item. "I move to **continue** the Saratoga Springs – Lehi City disconnect to another meeting on [DATE], with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

1. _____
2. _____

Option 3 – Denial

The City Council may also choose to deny the request. "I move to **deny** the Saratoga Springs – Lehi City disconnect with the findings and conditions below:

Findings:

1. _____
2. _____

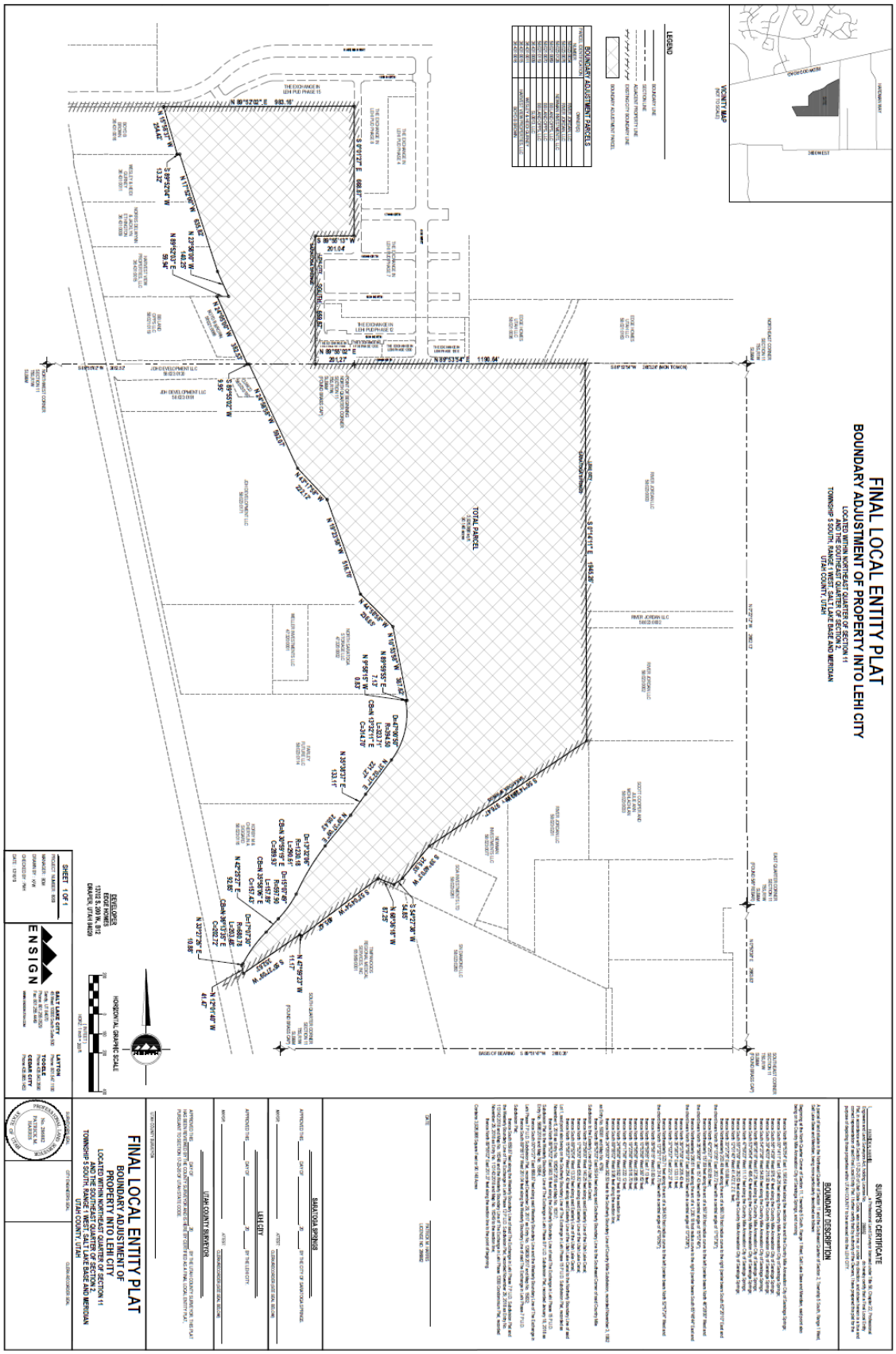
Conditions:

1. _____
2. _____

G. Exhibits:

1. Disconnect Plat

Exhibit 1


FINAL LOCAL ENTITY PLAT
BOUNDARY ADJUSTMENT OF PROPERTY INTO LEHI CITY
LOCATED IN THE NORTHEAST QUARTER OF SECTION 11
AND THE SOUTHEAST QUARTER OF SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
UTAH COUNTY, UTAH
VICINITY MAP
LEGEND
BOUNDARY ADJUSTMENT PARCELS
TOTAL PARCEL
BASIS OF BEARING
SURVEYOR'S CERTIFICATE
BOUNDARY DESCRIPTION
DEVELOPER
EDGE HOMES
1310 S. 200 W., STE
OREM, UTAH 84058
HORIZONTAL GRAPHIC SCALE
SHEET 1 OF 1
ENSIGN
SALT LAKE CITY
LAYTON
TOOELE
CEDAR CITY
FINAL LOCAL ENTITY PLAT
BOUNDARY ADJUSTMENT OF
PROPERTY INTO LEHI CITY
LOCATED IN THE NORTHEAST QUARTER OF SECTION 11
AND THE SOUTHEAST QUARTER OF SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
UTAH COUNTY, UTAH
SAMARA VISTA SPRINGS
APPROVED THIS ____ DAY OF ____, 20__ BY THE CITY OF SARATOGA SPRINGS
MAYOR
ATTEST: COMMUNITY DEVELOPMENT DIRECTOR
APPROVED THIS ____ DAY OF ____, 20__ BY THE CITY OF LEHI
MAYOR
ATTEST: COMMUNITY DEVELOPMENT DIRECTOR
APPROVED THIS ____ DAY OF ____, 20__ BY THE UTAH COUNTY SURVEYOR
UTAH COUNTY SURVEYOR
APPROVED THIS ____ DAY OF ____, 20__ BY THE UTAH COUNTY SURVEYOR, THE PLAT
PURSUANT TO SECTION 17-23-20 OF UTAH CODE ANNOTATED
UTAH COUNTY RECORDER
FINAL LOCAL ENTITY PLAT
BOUNDARY ADJUSTMENT OF
PROPERTY INTO LEHI CITY
LOCATED IN THE NORTHEAST QUARTER OF SECTION 11
AND THE SOUTHEAST QUARTER OF SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
UTAH COUNTY, UTAH

ORDINANCE NO. 20-1 (1-7-20)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SARATOGA SPRINGS, UTAH ADJUSTING ITS COMMON BOUNDARIES WITH LEHI CITY, UTAH

WHEREAS, Utah Code § 10-2-419 establishes the procedure for adjusting the common boundaries between adjacent municipalities; and

WHEREAS, the City of Saratoga Springs, Utah shares common boundaries with Lehi City, Utah; and

WHEREAS, a portion of proprieties contiguous within the incorporated limits of Saratoga Springs are better served by Lehi City and more specifically described on Exhibit A ("Property"); and

WHEREAS, Saratoga Springs and Lehi City have mutually determined that the Property is better suited to be within the incorporated limits of Lehi City because the Property is adjacent to Lehi development and a canal in Saratoga Springs provides a common boundary and increases the cost to service the properties with utilities from Saratoga Springs; and

WHEREAS, due to the reasons above, Saratoga Springs and Lehi City desire to adjust their municipal boundaries as provided by State law so that the Property can be added to the municipal boundaries of Lehi City; and

WHEREAS, a legal description and plat has been prepared for the boundary adjustment, which legal description and plat are attached as Exhibit A.

NOW THEREFORE, after posting the requisite public notice and holding the requisite public hearing as provided by Utah law, and after finding that the boundary adjustment furthers the health, safety, and general welfare of the City of Saratoga Springs, Utah, the City Council ordains as follows:

SECTION I – ENACTMENT

After holding the requisite public hearing, the City Council, in accordance with Utah Code § 10-2-419, adjusts its common boundaries with Lehi City. The City Council finds that the boundary adjustment promotes the health, safety, and welfare of the residents of the City of Saratoga Springs by properly shifting the ownership and obligations to service the Property to Lehi City. A legal description and map showing the location of the adjustment area are attached as Exhibit A to this Ordinance. No protests were received to this action.

SECTION II – REPEALER

If any provisions of the Saratoga Springs Code are inconsistent with this ordinance they are hereby repealed.

SECTION III – AMENDMENT OF CONFLICTING ORDINANCES

To the extent that any ordinances, resolutions, or policies of the City of Saratoga Springs conflict with the provisions of this ordinance, they are hereby amended to comply with this ordinance.

SECTION IV – EFFECTIVE DATE

This ordinance shall take effect following publication of a short summary of the ordinance in the Provo Daily Herald on one occasion as required by Utah Code § 10-3-711 and following the proper filing, recording, and notice required in Utah Code § 10-2-425.

SECTION V – SEVERABILITY

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION VI – PUBLIC NOTICE

The Saratoga Springs Recorder is hereby ordered, in accordance with the requirements of Utah Code §§ 10-3-710—711, to do as follows:

a. deposit a copy of this ordinance in the office of the City Recorder; and
b. publish notice as follows:
    i. publish a short summary of this ordinance for at least one publication in a newspaper of general circulation in the City; or
    ii. post a complete copy of this ordinance in three public places within the City.

ADOPTED AND PASSED by the City Council of the City of Saratoga Springs, Utah, this 7th day of January 2020.

Signed: _____
Jim Miller, Mayor

Attest: _____
Cindy LoPiccolo, City Recorder

	VOTE
Michael McOmber	_____
Chris Porter	_____
Stephen Willden	_____
Ryan Poduska	_____
Chris Carn	_____

EXHIBIT A

Beginning at the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said point also being on the Country Mile Annexation City of Saratoga Springs, and running

thence North 89°53'54" East 1,190.64 feet along the section line and the Country Mile Annexation City of Saratoga Springs;

thence South 00°14'11" East 1,945.26 feet along the Country Mile Annexation City of Saratoga Springs;

thence South 56°14'39" West 976.47 feet along the Country Mile Annexation City of Saratoga Springs;

thence South 39°40'03" West 215.93 feet along the Country Mile Annexation City of Saratoga Springs;

thence South 54°27'38" West 54.85 feet along the Country Mile Annexation City of Saratoga Springs;

thence North 68°36'18" West 87.25 feet along the Country Mile Annexation City of Saratoga Springs;

thence South 53°04'54" West 495.42 feet along the Country Mile Annexation City of Saratoga Springs;

thence North 47°59'23" West 11.17 feet along the Country Mile Annexation City of Saratoga Springs;

thence South 55°27'09" West 352.63 feet along the Country Mile Annexation City of Saratoga Springs;

thence North 12°01'40" West 41.47Z E Z E feet;

thence North 33°27'26" East 10.88 feet;

thence Northeasterly 203.48 feet along the arc of a 680.78 foot radius curve to the right (center bears South 62°20'10" East and the chord bears North 36°13'35" East 202.72 feet with a central angle of 17°07'30");

thence North 42°25'27" East 92.85 feet;

thence Northeasterly 157.89 feet along the arc of a 597.90 foot radius curve to the left (center bears North 46°28'00" West and the chord bears North 35°58'06" East 157.43 feet with a central angle of 15°07'49");

thence Northeasterly 290.61 feet along the arc of a 1,230.18 foot radius curve to the right (center bears South 65°46'44" East and the chord bears North 30°59'19" East 289.93 feet with a central angle of 13°32'06");

thence North 39°37'09" East 205.43 feet;

thence North 35°38'37" East 133.11 feet;

thence North 37°02'37" East 221.27 feet;

thence Northeasterly 323.71 feet along the arc of a 394.50 foot radius curve to the left (center bears North 52°57'24" West and the chord bears North 13°32'11" East 314.70 feet with a central angle of 47°00'50");

thence North 09°58'15" West 0.83 feet;

thence North 89°59'55" East 7.13 feet;
thence North 10°53'58" West 387.62 feet;
thence North 44°56'58" West 236.65 feet;
thence North 19°23'58" West 516.70 feet;
thence North 43°17'58" West 222.12 feet;
thence North 24°58'58" West 592.07 feet to the section line;
thence South 89°55'02" West 9.95 feet along the section line;
thence North 24°05'00" West 382.53 feet to the Southerly Boundary Line of Country Mile Subdivision, recorded November 3, 1992 as Entry No. 59381 and Map No. 4759 ;
thence North 89°52'03" East 59.94 feet along said Southerly Boundary Line to the Southeast Corner of said Country Mile Subdivision to the Easterly Line of the Utah Lake Canal;
thence North 23°58’00” West 140.25 feet along said Easterly Line of the Utah Lake Canal;
thence North 17°52’00” West 635.82 feet along said Easterly Line of the Utah Lake Canal;
thence South 89°52’04” West 13.32 feet along said Easterly Line of the Utah Lake Canal;
thence North 15°58'37" West 254.42 feet along said Easterly Line of the Utah Lake Canal to the Northerly Boundary Line of said Lot 1, said point also being on the Southerly Boundary Line of The Exchange in Lehi Phase 15 P.U.D. Subdivision Plat, recorded as November 6, 2018 as Entry No. 106267:2018 and Map No. 16317;
thence North 89°52'02" East 983.16 feet along the Southerly Boundary Line of said The Exchange in Lehi Phase 15 P.U.D. Subdivision Plat to the Westerly Boundary Line of The Exchange in Lehi Phase 8 P.U.D. Subdivision Plat, recorded January 18, 2018 as Entry No. 5686:2018 and Map No. 15854;
thence South 00°01'27" East 668.87 feet along said Westerly Boundary Line and the Westerly Boundary Line of The Exchange in Lehi Phase 7 P.U.D. Subdivision Plat, recorded December 29, 2017 as Entry No. 129839:2017 and Map No. 15832;
thence South 89°55'13" West 201.04 feet along the Westerly Boundary Line of said The Exchange in Lehi Phase 7 P.U.D. Subdivision Plat;
thence South 659.87 feet along the Westerly Boundary Line of said The Exchange in Lehi Phase 7 P.U.D. Subdivision Plat and the Westerly Boundary Line of The Exchange in Lehi Phase 12 P.U.D. Subdivision Plat, recorded November 29, 2018 as Entry No. 113142:2018 and Map No. 16348 and the Westerly Boundary Line of The Exchange in Lehi Phase 12BB Condominium Plat, recorded November 29, 2018 as Entry No. 113143:2018 and Map No. 16349 to the section line;
thence North 89°55'02" East 201.27 feet along the section line to the point of beginning.

Contains 3,926,866 Square Feet or 90.148 Acres

FINAL LOCAL ENTITY PLAT

BOUNDARY ADJUSTMENT OF PROPERTY INTO LEHI CITY

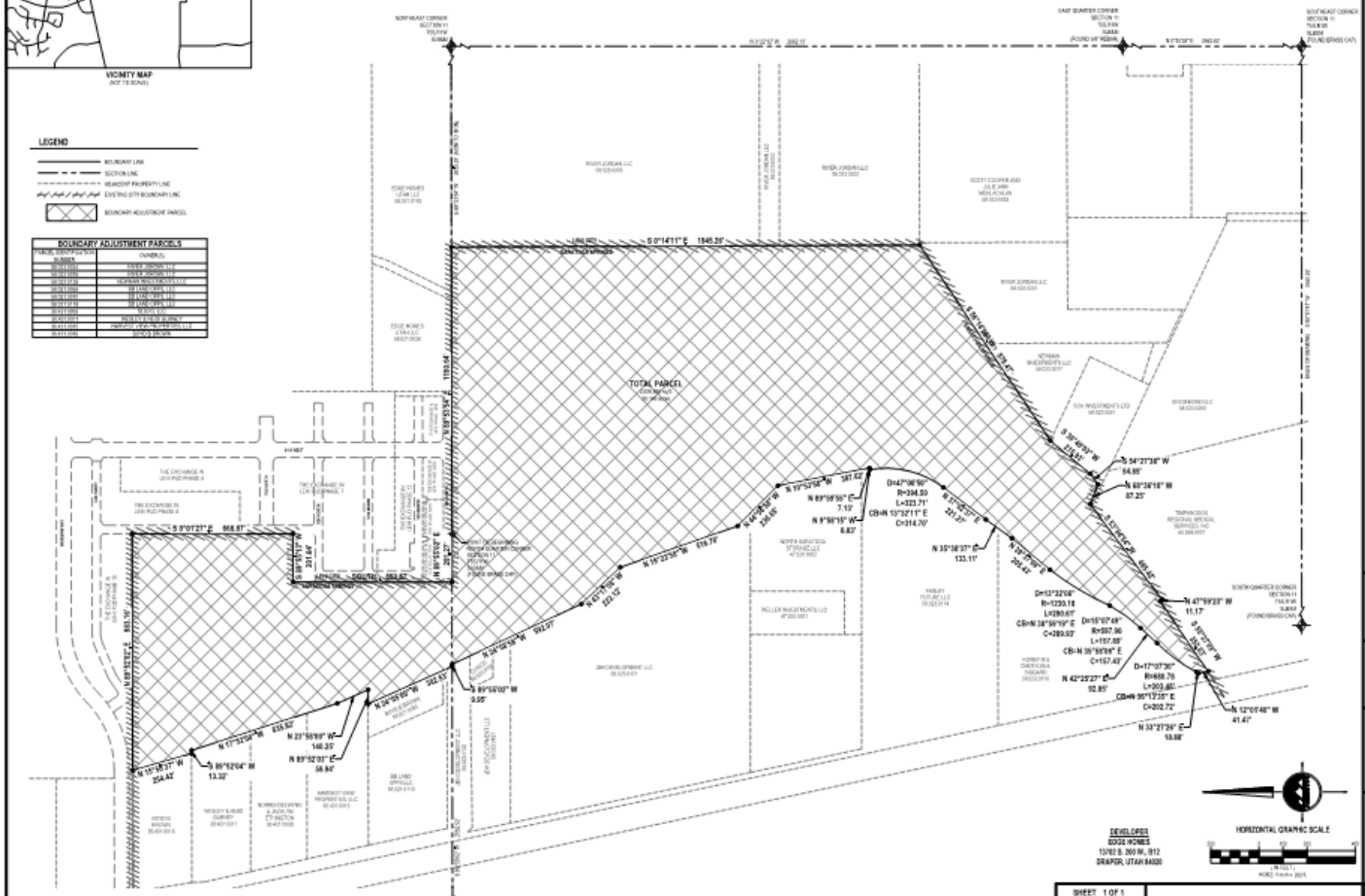
LOCATED WITHIN NORTHEAST QUARTER OF SECTION 11
AND THE SOUTHEAST QUARTER OF SECTION 2,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
UTAH COUNTY, UTAH

VICINITY MAP
(NOT TO SCALE)

LEGEND

- BOUNDARY LINE
- SECTION LINE
- HEMCOTP PROPERTY LINE
- EXISTING CITY BOUNDARY LINE
- BOUNDARY ADJUSTMENT PARCEL

BOUNDARY ADJUSTMENT PARCELS	
PARCEL IDENTIFICATION NUMBER	OWNER(S)
66-051-0111	RIVER JORDAN LLC
66-051-0112	RIVER JORDAN LLC
66-051-0114	NEWMAN INVESTMENTS LLC
66-051-0116	88 LAND OPPS, LLC
66-051-0117	88 LAND OPPS, LLC
66-051-0118	88 LAND OPPS, LLC
66-051-0119	88 LAND OPPS, LLC
66-051-0120	SCOTT, ETAL
66-051-0121	MOUNTAIN VIEW BUNNY
66-051-0122	PARKER VIEW PROPERTIES LLC
66-051-0123	SCOTT, BRYAN


NORTHEAST CORNER SECTION 11 T5S R1W SLB&M
EAST QUARTER CORNER SECTION 11 T5S R1W SLB&M (FOUND 3/4" REBAR)
SOUTHEAST CORNER SECTION 11 T5S R1W SLB&M (FOUND REBAR CAP)
N 0°22'52" E 2662.12'
N 0°22'26" E 2662.62'
S 0°14'11" E 1946.25'
LINE 6B2
LINE 6B1
LINE 6A
LINE 6C
LINE 6D
LINE 6E
LINE 6F
LINE 6G
LINE 6H
LINE 6I
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City Council
Staff Report

Author: Rick Kennington, Parks Superintendent
Subject: Redwood Road Landscape restoration
Date: January 7, 2020
Type of Item: Award of Contract

Description:

A. Topic:

This item is for the approval of a Contract for the installation of the landscaping on the frontage areas east and west of Redwood road that was disturbed from the UDOT Redwood road widening project.

B. Background:

UDOT's Redwood Road widening project disrupted and damaged much of the irrigation and landscape on City property. City Staff has negotiated a cost to cure with UDOT and the City should be receiving payment imminently. Bids were opened on December 19, 2019.

C. Analysis:

City staff and PEC prepared design and contract documents for the restoration of these disturbed and damaged landscape areas with intent to bid the work of installation with a qualified landscape company. This project also includes the removal of the degraded wrought Iron fence and reinstallation of a new fence on the proper boarder of the homeowners on Aster Way whose properties are adjacent to the Summerhill frontage.

D. Fiscal Impact:

This project will be fully funded through the cost to cure payment to be received from UDOT as negotiated by City Staff with the help of PEC.

Recommendation:

Staff recommends that the City Council approves the contract for the repair and restoration of the Redwood Road frontage landscaping to the lowest qualified bidder Brightview Land Development in accordance with the attached Bid Schedule and PEC letter of recommendation.

REDWOOD ROAD LANDSCAPE RESTORATION
SARATOGA SPRINGS, UT

No.	Contractor	Base Bid	Alternative Bid Item No. 1	Total Base Bid with Alt. No. 1
1	Brightview Landscape Development	$542,337.00	$78,055.00	**$620,392.00**
2	RBI Inc.	$593,371.85	$90,958.80	**$684,330.65**
3	Stratton + Bratt	$624,341.97	$94,358.55	**$718,700.52**
4	Acer Landscape		$119,022.24	**$119,022.24**

Redwood Road Bid Package

PEC's OPC total:	$417,757.00
Brightview was over PEC's OPC total by:	$202,635.00
Brightview was low bid and under RBI Inc. by:	$51,034.85
RBI was over PEC's OPC total by:	$266,573.65
Brightview was low bid and under Stratton + Bratt by:	$82,004.97
Stratton + Bratt was over PEC's OPC total by:	$300,943.52

Acer Landscape only submitted bid for Alternative No. 1,
but was the highest bidder for this portion of work

PEC
PROJECT ENGINEERING CONSULTANTS

December 23, 2019

Saratoga Springs City
1307 N. Commerce Dr, Suite 200
Saratoga Springs, UT 84045
Attn: Jeremy Lapin

RE: Redwood Road Landscape Restoration Letter of Recommendation-Award

Dear Mr. Lapin,

Project Engineering Consultants, Ltd. (PEC) has received and reviewed the bids submitted for the Redwood Road Landscape Restoration Construction Project. Four bids were opened on December 19, 2019 and zero bidders were disqualified.

Brightview Landscape Development is the apparent low bidder, pending decisions on budget and Alternate Bid items. Our recommendations are as follows:

1. **Base Bid (Brightview): $542,337.00 = $542,337.00**

2. **Base Bid + Alt. No. 1 (Brightview): $542,337.00 + $78,055.00 = $620,392.00**

   Alt No. 1 = Landscape improvements at Grandview Blvd.

City officials may decide on recommendation #1 or #2 depending on preferences.

Respectfully,
Project Engineering Consultants, Ltd.

Lars Anderson, PLA
COO

986 West 9000 South West Jordan, UT 84088 ■ Phone: (801) 495-4240 ■ Fax: (801) 495-4244

RESOLUTION NO. R20-1 (1-7-20)

A RESOLUTION APPROVING A CONTRACT WITH CONTRACTOR FOR THE REDWOOD ROAD LANDSCAPE RESTORATION PROJECT

WHEREAS, the City Council of the City of Saratoga Springs, Utah has found it necessary to further the public health, safety, and welfare of its residents to provide a restored and improved landscape on City property adjacent to the Golf course, Jacobs Ranch and Summerhill frontage areas. These areas are in need of landscape restoration due to the disruption caused by the UDOT Redwood Road widening project; and

WHEREAS, the City advertised a bid document on SciQuest and in a public newspaper for the Redwood Road Landscape Restoration Project in order to acquire services from qualified contractors; and

WHEREAS, a City committee reviewed the bids submitted for the Project and recommended that the City of Saratoga Springs award the bid and contract to Brightview Land Development, the lowest responsible bidder, whose bid price was $542,377.00 for Schedule A and $78,055.00 for Schedule B.

WHEREAS, the City Council has determined that the Project is in the best interest of the public, will further the public health, safety, and welfare, and will assist in the efficient administration of City government and public services.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF SARATOGA SPRINGS, UTAH, THAT:

The Redwood Road Landscape Restoration Project is awarded to Brightview Land Development in the amount of $542,377.00 for Schedule A and $78,055.00 for Schedule B, and the City Manager is authorized to enter into the contract with Brightview Land Development attached as Exhibit A. This resolution shall take effect immediately upon passage.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately upon passage.

Passed on the 7th day of January, 2020.

_____
Jim Miller, Mayor

Attest: _____
Cindy LoPiccolo, City Recorder

REDWOOD ROAD LANDSCAPE RESTORATION
SARATOGA SPRINGS, UT

No.	Contractor	Base Bid	Alternative Bid Item No. 1	Total Base Bid with Alt. No. 1
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Redwood Road Bid Package

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PEC
PROJECT ENGINEERING CONSULTANTS

December 23, 2019

Saratoga Springs City
1307 N. Commerce Dr, Suite 200
Saratoga Springs, UT 84045
Attn: Jeremy Lapin

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1. **Base Bid (Brightview): $542,337.00 = $542,337.00**

2. **Base Bid + Alt. No. 1 (Brightview): $542,337.00 + $78,055.00 = $620,392.00**

   Alt No. 1 = Landscape improvements at Grandview Blvd.

City officials may decide on recommendation #1 or #2 depending on preferences.

Respectfully,
Project Engineering Consultants, Ltd.

Lars Anderson, PLA
COO

986 West 9000 South West Jordan, UT 84088 ■ Phone: (801) 495-4240 ■ Fax: (801) 495-4244

City Council
Staff Report

Author: Mark Christensen, City Manager
Subject: Wildflower Special Assessment Area Developer Request
Date: January 7, 2020
Type of Item: Policy Direction- Legislative

Description:

A. **Topic:** The developer of Wildflower has asked the City to create a Special Assessment Area (SAA) and issue bonds for infrastructure projects benefitting the project area.

B. **Background:** The City has in the past created two Special Assessment Areas for infrastructure projects. The first SAA was for water infrastructure in the south end of the City (2005). The more recent SAA was for Mt. Saratoga (2016 for approximately $5,000,000) and was used to build infrastructure for that project. The 2016 SAA was structured differently and has been paid in full in comparison to the 2005 SAA.

Analysis: Wildflower is requesting the City create a SAA using the property as collateral to secure the bonds. The City would use terms comparable to the 2015 SAA which would require the bonds be retired prior to a subdivision being recorded. It would further require that if a default in payment occurs the City would begin foreclosure on behalf of the lender and sign over the property to the lender to satisfy in full the outstanding bonds. Under these terms the City has limited the liability and risk exposure. This can be more fully discussed at the time of debt issuance.

Other issues include the ability of the City to remain bank qualified (Issue $10,000,000 or less in debt in a calendar year). If the City exceeds this amount because of the Wildflower SAA they would be responsible to compensate the City for the fiscal impact of the transaction. (Example: Ladder Truck) If there are other terms or conditions that can limit City exposure these will be requirements of the developer including all fees and costs associated with this transaction and all of the administration of the SAA. The purpose is to minimize risk for the City to the greatest possible extent.

C. **Fiscal Impact:** The applicant has requested approximately $18.5 million but the City could limit that amount. Staff has identified approximately $14 million in the CFP or IFFP for this area. The funding for this transaction will be completely covered by the applicant. This would not include indirect costs of staff time unless the Council directs a reimbursement of staff time associated with transaction annually in addition to the costs of issuance and administration.

D. **Recommendation:** Staff needs direction from the Council if a there is a willingness to participate and what amount of bonding the City would approve.

MINUTES – CITY COUNCIL

Tuesday, December 3, 2019
City of Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

City Council Policy Meeting

Call to Order: Mayor Jim Miller called the Meeting to order at 6:05 p.m.

Roll Call:

Present: Mayor Jim Miller, Council Members Shellie Baertsch, Stephen Willden, Chris Porter, and Ryan Poduska. Council Member Michael McOmber was excused.

Staff Present: City Manager Mark Christensen, City Attorney Kevin Thurman, Assistant City Manager Owen Jackson, Economic Development and Public Relations Director David Johnson, City Engineer Gordon Miner, Planning Director David Stroud, Public Works Director Jeremy Lapin, Fire Chief Jess Campbell, Finance Manager Chelese Rawlings, Budget Administrator Justin Sorenson, Code Compliance Officer Brad Davis, and City Recorder Cindy LoPiccolo.

Invocation by Council Member Baertsch.
Pledge of Allegiance led by Scout Parker Blair, Troop 1133.

Public Input: None

SPECIAL PRESENTATION:

Mayor Miller presented an honorary plaque to Council Member Baertsch in recognition and appreciation of her eight years of service on the City Council. Mayor Miller and Council thanked Council Member Baertsch and expressed appreciation for her hard work and service to the City.

REPORTS:

Council Member Porter reported he met with DAI and Camp Williams representatives yesterday, numbers are still in flux and it appears we will need to hold the special meeting later in December.

City Engineer Gordon Miner presented the Engineering Department quarterly update.

Planning Director Dave Stroud presented the Planning Department quarterly update.

Public Works Director Jeremy Lapin presented the Public Works department quarterly update.

PUBLIC HEARING:

1) **FY 2019-2020 Budget Amendments; Resolution R19-66 (12-3-19)**. Budget Administrator Justin Sorenson presented the staff report and review of the requested departmental budget amendments.

Mayor Miller opened the public hearing and invited public comment. There being no public comment, Mayor Miller closed the public hearing.

Motion by Council Member Willden to approve the FY 2019-2020 Budget Amendments, Resolution R19-66 (12-3-19), was seconded by Council Member Poduska.
Vote: Council Members Poduska, Willden, Baertsch, and Porter – Aye
Motion carried 4-0, Council Member McOmber excused.

City Manager Christensen informed the Council in regard to the City's imminent purchase of Central Utah water.

BUSINESS ITEMS:

1) **FY 2019 Audit Acceptance**. Finance Manager Chelese Rawlings reported this year's audit has been completed and introduced Auditor Ron Stewart, representing the firm Gilbert & Stewart. Mr. Stewart reviewed the process and findings of the Independent Auditor's Report.

Motion by Council Member Baertsch to accept the Audit Report for FY ending June 30, 2019, was seconded by Council Member Poduska.
Vote: Council Members Poduska, Willden, Baertsch, and Porter – Aye.
Motion carried 4-0, Council Member McOmber excused.

2) **Library Fines and Fees Amendment; Resolution R19-68 (12-3-19)**. Assistant City Manager Owen Jackson presented the staff report and review of proposed Library fine and fee amendments.

Motion by Council Member Porter to approve the Library fines and fees amendment, Resolution R19-68 (12-3-19), was seconded by Council Member Willden
Vote: Council Members Porter, Poduska, Baertsch, and Willden – Aye.
Motion carried 4-0, Council Member McOmber excused.

3) **Fox Hollow N1 Phase 7B Preliminary Plat, Mitch Vance Applicant, West Side of Kollman Lane**. Planning Director Stroud presented the staff report and recommendation concerning the preliminary plat application for Fox Hollow N1 Phase 7B. City Engineer Miner advised staff will review the north drainage basin plan to address debris flow. Applicant Mitch Vance advised planning has begun in regard to the relocation of the power line corridor in agreement with SITLA (Utah School and Institutional Trust Lands Administration).

Motion by Council Member Poduska to approve the Fox Hollow N1 Phase 7B Preliminary Plat, all staff findings and conditions, and staff to review the drainage plan to address debris flow, was seconded by Council Member Willden.
Vote: Council Members Baertsch, Willden, Porter, and Poduska – Aye.
Motion carried 4-0, Council Member McOmber excused.

4) **2020 City Council Annual Meeting Schedule; Resolution R19-70 (12-3-19)**.

Motion by Council Member Poduska to approve the 2020 City Council annual meeting schedule; Resolution R19-70 (12-3-19), was seconded by Council Member Baertsch
Vote: Council Members Poduska, Willden, Baertsch, and Porter – Aye.
Motion carried 4-0, Council Member McOmber excused.

5) **An Ordinance Granting Qwest Corporation D/B/A Centurylink QC ("Company"), a Colorado Corporation, a Nonexclusive Franchise to Operate An Internet Services and Telecommunications Network in the City of Saratoga Springs Pursuant to a Franchise Agreement Specifying Company's Rights and Duties; Ordinance 19-39 (12-3-19)**. City Manager Mark Christensen presented the Ordinance for the Franchise Agreement.

Motion by Council Member Baertsch to approve an Ordinance granting Qwest Corporation dba Centurylink QC a nonexclusive Franchise to operate an internet services and telecommunications network; Ordinance 19-39 (12-3-19), was seconded by Council Member Porter
Vote: Council Members Porter, Baertsch, Willden, and Poduska – Aye.
Motion carried 4-0, Council Member McOmber excused.

MINUTES:

1. November 19, 2019.

Motion by Council Member Porter to approve the Minutes of November 19, 2019, with submitted corrections, was seconded by Council Member Poduska
Vote: Council Members Porter, Baertsch, Willden, and Poduska – Aye.
Motion carried 4-0, Council Member McOmber excused.

Assistant City Manager Jackson announced the new Police and Court Facility Public Open House is tomorrow December 4 at 6:00 p.m. and invited attendance.

ADJOURNMENT:

There being no further business, Mayor Miller adjourned the meeting at 6:46 p.m.

_____
Jim Miller, Mayor

Attest:

_____
Cindy LoPiccolo, City Recorder

Approved:

MINUTES – CITY COUNCIL

Tuesday, January 7, 2020
City of Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

Public Reception and City Council Oath of Office

Following a public reception, elected Council Members Chris Porter, Ryan Poduska, and Christopher Carn took the Oath of Office.

City Council Policy Meeting

Call to Order: Mayor Jim Miller called the Policy Meeting to order at 5:50 p.m.

Roll Call:

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

Staff Present: City Manager Mark Christensen, City Attorney Kevin Thurman, Assistant City Manager Owen Jackson, City Engineer Gordon Miner, Planning Director David Stroud, Public Works Director Jeremy Lapin, Police Chief Andrew Burton, Civic Events Coordinator AnnElise Harrison, and City Recorder Cindy LoPiccolo.

Invocation by Council Member McOmber.
Pledge of Allegiance led by Council Member Carn.

Public Input: Shellie Baertsch commented requesting inclusion of the trail as shown in the current Master Trails Plan into the 2250 North Redwood Road site plan, and into the Master Trails Plan currently being updated. Planning Director Stroud advised the trail requirement is also included within the Development Agreement.

SPECIAL PRESENTATION:

Timpanogos Special Service District (TSSD). District Manager Richard Mickelsen presented information and handout concerning District capital facility master plans and studies, presented water samples and reviewed current and future requirements for phosphorous levels effecting Utah Lake, TSSD water treatment, and clean water. He advised they will be recommending the Board adopt the federal clean water guidelines for recreational water, and thanked City Manager Christensen for his service on the Board.

REPORTS:

Council Member Carn reported he attended the Utah League of Cities and Towns Council training, and today's Chamber lunch for the State of the City noting David Johnson did a great job presenting City information.

City Manager Christensen gave a reminder the Council Retreat is scheduled for this upcoming weekend, January 9th, 10th, and 11th.

PUBLIC HEARING:

1) **Boundary Adjustment with the City of Lehi, Edge Homes Applicant, ~ 2582 Redwood Road; Ordinance 20-1 (1-7-20)**. Planning Director David Stroud presented the staff report and recommendation concerning the requested boundary adjustment with the City of Lehi. The applicant requests the City adjust a portion of the common boundary with Lehi City, this request affects approximately 90.15 acres, and the boundary line would run along the east side of the canal easement.

Council Member McOmber noted although this land could have been developed in the City of Saratoga Springs, discussion and analysis of infrastructure costs shows provision of services by Lehi at lower cost and a better use of tax public funds in fairness to the landowner and future homeowners.

Mayor Miller opened the public hearing and invited public comment. There being no public comment, Mayor Miller closed the public hearing.

Motion by Council Member Willden to approve the Boundary Adjustment with the City of Lehi, Ordinance 20-1 (1-7-20), including all staff findings and conditions, was seconded by Council Member Porter.
Vote: Council Members Carn, Porter, Willden, McOmber, and Poduska – Aye
Motion carried unanimously.

BUSINESS ITEMS:

1) **Award of Contract for Redwood Road Landscaping; Resolution R20-1 (1-7-20)**. Public Works Director Jeremy Lapin presented the staff report and recommendation to award contract to the low bidder Brightview Land Development. Council Member McOmber clarified the options and staff recommendation; Director Lapin confirmed Brightview was the low bidder for both bid options.

Motion by Council Member Poduska to approve the award of contract to Brightview Land Development for the Redwood Road Landscaping Restoration Project in the total amount of $630,432 for Base Bid and Alternate No. 1, Resolution R20-1 (1-7-20), was seconded by Council Member McOmber.
Vote: Council Members Poduska, Carn, Mcomber, Porter, and Willden – Aye.
Motion carried unanimously.

2) **Wildflower Special Assessment Area Developer Request**. City Manager Mark Christensen reported the developer of Wildflower has asked the City to create a Special Assessment Area (SAA) and issue bonds for infrastructure projects benefitting the project area. He advised Staff needs direction from the Council if a there is willingness to participate in a special assessment area for Wildflower development, and what is the highest amount Council will consider. If there is decision to proceed Staff will bring back a parameters resolution. He advised the Wildflower SAA would be set up comparable with the recent SAA for Mt. Saratoga (2016 for approximately $5,000,000) which was used to build infrastructure for that project and has been paid in full. Wildflower is requesting the City create a SAA for approximately $14 million for capital facilities using the property as collateral to secure the bonds. The terms would be comparable to Mt. Saratoga which would require the bonds to be retired prior to a subdivision being recorded and would further require if a default in payment occurs the City would begin foreclosure on behalf of the lender and sign over the property to the

lender to fully satisfy the outstanding bonds. Under these terms the City has limited the liability and risk exposure.

Applicant representative Nate Shipp, DAI Utah, commented the principal mission of the request is to fund infrastructure that is listed on the City's Capital Facilities Plan. He noted construction costs are increasing, the assessment would be well secured by their property at three times the worth, and they are comfortable with the City's requirements to protect the City.

Council Member Willden clarified this will not impact the City's bond rating, that it be conditioned incremental costs will be born by the applicant, and that this is not secured by any City revenue stream so if there is default there is no moral obligation from the City. From a risk standpoint he is comfortable moving forward. He noted there should be a condition the community plan and master development agreement (MDA) are approved first before moving forward, and look to staff what amount is reasonable based on the infrastructure cost. He further noted he is giving this consideration as creation of the assessment district would provide greater benefit to current and future residents especially if tied to the community plan in view of water and sewer infrastructure, open space coming into the City, possible future cemetery or other.

Council Member McOmber noted Council Member Willden's expertise and agreed with the specified conditions, however, pointed out concern the assessment amount looks to be substantially higher than what the City has done in the past and he would not want this to preclude similar assistance to smaller developers. City Manager Christensen noted the Wildflower development is unique in that the water and sewer infrastructure will additionally assist and provide economic benefit to the rest of the City's residents and commercial areas. He advised staff will review the applicant's numbers again noting an amount over 10 million would not be bank qualified, however, looking into the future there are more large projects that would require going out of the bank qualified range, and there is not a technical reason the City would not want to go out of the bank qualified range. The City wants to make sure what is approved is on the Capital Facility Plan and beneficial for the City as a whole.

Council Member Porter clarified there will be further information and discussion during Retreat, with incremental costs the developer would know what they would be on the hook for, with Foothill Boulevard could be approximately $16 million. He is willing to participate as this benefits the greater City outside the development. Applicant Attorney Bruce Baird commented this is the start and they are recommending starting at $14 million, are asking only for system improvement funds not project improvements. Council Member Carn concurred. City Manager Christensen advised staff will return with a parameters resolution that has an upper amount not to exceed, can go less, however, cannot do more, and can do the planning and once complete the City can work with them.

Council Member Poduska clarified process for future developers. City Manager Christensen advised there would be cost benefit analysis, some projects are valuable to the greater community. Mr. Baird commented the development cost savings to the developer would fundamentally be passed to the homebuyer. City Manager Christensen advised when Staff returns there will be a better specific answer how those funds will be used and justification.

<u>Motion by Council Member McOmber to give direction to Staff on the Wildflower Special Assessment Area discussion to bring back potential parameters resolution not to exceed $14 million, and not to bring back any kind of resolution until after Council has its retreat and any other discussion that might come from that retreat if we do not come to a final decision on some of our chief projects so that the developer is aware what kind of</u>

added costs might arise because of the City being held harmless from the negotiations, was seconded by Council Member Carn
Vote: Council Members Poduska, Porter, Willden, Carn, and McOmber
Motion carried unanimously.

MINUTES:

1. December 3, 2019.

Motion by Council Member Porter to approve the Minutes of December 3, 2019, was seconded by Council Member Poduska
Motion carried unanimously.

ADJOURNMENT:

There being no further business, Mayor Miller adjourned the meeting at 6:50 p.m.

Jim Miller, Mayor

Attest:

Cindy LoPiccolo, City Recorder

Approved: 1-21-20