



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.



**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.

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. _____

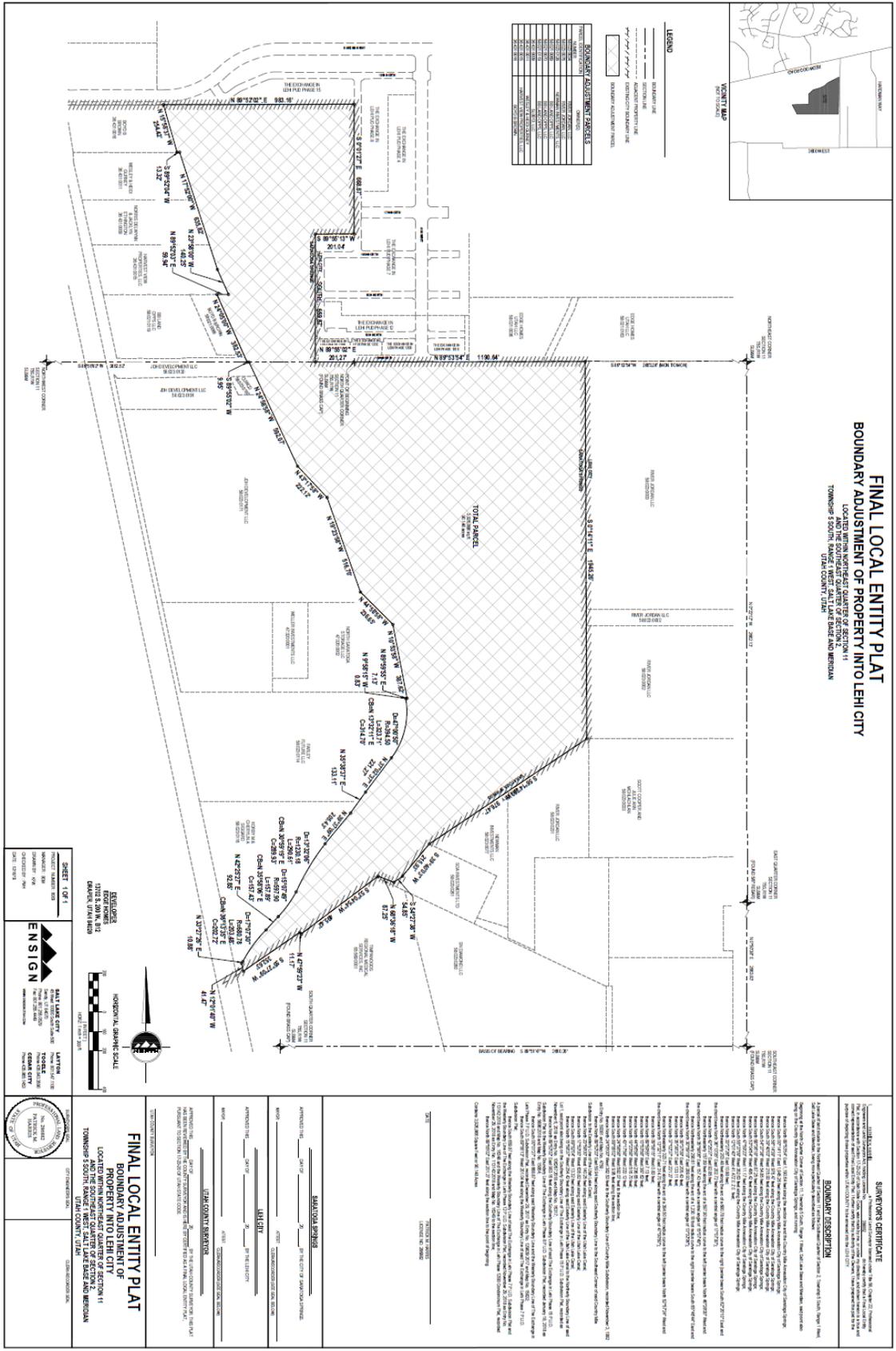
Conditions:

1. _____
2. _____

G. Exhibits:

1. Disconnect Plat

Exhibit 1



FINAL LOCAL ENTRY PLAT BOUNDARY ADJUSTMENT OF PROPERTY INTO LEHI CITY

LOCATED WITHIN NORTHEAST QUARTER OF SECTION 11
AND THE SOUTHEAST QUARTER OF SECTION 2
TOWNSHIP 9 SOUTH, RANGE 7 EAST AND MERIDIAN
SALT LAKE COUNTY, UTAH

SUBJECT ADJUSTMENT PARCELS	
PARCEL NO.	AREA (ACRES)
1	0.0000
2	0.0000
3	0.0000
4	0.0000
5	0.0000
6	0.0000
7	0.0000
8	0.0000
9	0.0000
10	0.0000
11	0.0000
12	0.0000
13	0.0000
14	0.0000
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91	0.0000
92	0.0000
93	0.0000
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96	0.0000
97	0.0000
98	0.0000
99	0.0000
100	0.0000

SHEET 1 OF 1
 ENSIGN
 SALT LAKE CITY
 LAYTON
 TOWN OF LEHI
 PROJECT NO. 2018-001
 DATE: 08/15/2018

FINAL LOCAL ENTRY PLAT
BOUNDARY ADJUSTMENT OF
PROPERTY INTO LEHI CITY
 LOCATED WITHIN NORTHEAST QUARTER OF SECTION 11
 AND THE SOUTHEAST QUARTER OF SECTION 2
 TOWNSHIP 9 SOUTH, RANGE 7 EAST AND MERIDIAN
 SALT LAKE COUNTY, UTAH

SURVEY CERTIFICATE
 I, the undersigned, being duly qualified and sworn as a Professional Land Surveyor in the State of Utah, do hereby certify that the foregoing plat was prepared by me or under my direct supervision and that I am a duly qualified and sworn Professional Land Surveyor in the State of Utah.

BOUNDARY DESCRIPTION
 The boundary of the property shown on this plat is as follows: ... (Detailed description of the boundary lines, bearings, and distances) ...

WARRANTY
 The undersigned warrants that the boundary shown on this plat is true and correct according to the best of his knowledge and belief, and that he is not aware of any other claims or interests in the property shown on this plat.

APPROVED:

APPROVED:

APPROVED:

APPROVED:

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 properties 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

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

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

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**

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Redwood Road Bid Package

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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

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 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:

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

47
48 Mayor Miller opened the public hearing and invited public comment. There being no public comment, Mayor
49 Miller closed the public hearing.

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51 Motion by Council Member Willden to approve the FY 2019-2020 Budget Amendments, Resolution R19-66
52 (12-3-19), was seconded by Council Member Poduska.

53 Vote: Council Members Poduska, Willden, Baertsch, and Porter – Aye
54 Motion carried 4-0, Council Member McOmber excused.

55
56 City Manager Christensen informed the Council in regard to the City’s imminent purchase of Central Utah
57 water.

58
59 **BUSINESS ITEMS:**
60

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

64
65 Motion by Council Member Baertsch to accept the Audit Report for FY ending June 30, 2019, was seconded
66 by Council Member Poduska.

67 Vote: Council Members Poduska, Willden, Baertsch, and Porter – Aye.
68 Motion carried 4-0, Council Member McOmber excused.

69
70 2) **Library Fines and Fees Amendment; Resolution R19-68 (12-3-19).** Assistant City Manager Owen Jackson
71 presented the staff report and review of proposed Library fine and fee amendments.

72
73 Motion by Council Member Porter to approve the Library fines and fees amendment, Resolution R19-68 (12-
74 3-19), was seconded by Council Member Willden

75 Vote: Council Members Porter, Poduska, Baertsch, and Willden – Aye.
76 Motion carried 4-0, Council Member McOmber excused.

77
78 3) **Fox Hollow N1 Phase 7B Preliminary Plat, Mitch Vance Applicant, West Side of Kollman Lane.** Planning
79 Director Stroud presented the staff report and recommendation concerning the preliminary plat application
80 for Fox Hollow N1 Phase 7B. City Engineer Miner advised staff will review the north drainage basin plan to
81 address debris flow. Applicant Mitch Vance advised planning has begun in regard to the relocation of the
82 power line corridor in agreement with SITLA (Utah School and Institutional Trust Lands Administration).

83
84 Motion by Council Member Poduska to approve the Fox Hollow N1 Phase 7B Preliminary Plat, all staff findings
85 and conditions, and staff to review the drainage plan to address debris flow, was seconded by Council Member
86 Willden.

87 Vote: Council Members Baertsch, Willden, Porter, and Poduska – Aye.
88 Motion carried 4-0, Council Member McOmber excused.

89
90 4) **2020 City Council Annual Meeting Schedule; Resolution R19-70 (12-3-19).**
91

92 Motion by Council Member Poduska to approve the 2020 City Council annual meeting schedule; Resolution
93 R19-70 (12-3-19), was seconded by Council Member Baertsch
94 Vote: Council Members Poduska, Willden, Baertsch, and Porter – Aye.
95 Motion carried 4-0, Council Member McOmber excused.
96

97 5) **An Ordinance Granting Qwest Corporation D/B/A Centurylink QC (“Company”), a Colorado Corporation,**
98 **a Nonexclusive Franchise to Operate An Internet Services and Telecommunications Network in the City of**
99 **Saratoga Springs Pursuant to a Franchise Agreement Specifying Company’s Rights and Duties; Ordinance 19-39**
100 **(12-3-19).** City Manager Mark Christensen presented the Ordinance for the Franchise Agreement.
101

102 Motion by Council Member Baertsch to approve an Ordinance granting Qwest Corporation dba Centurylink
103 QC a nonexclusive Franchise to operate an internet services and telecommunications network; Ordinance 19-
104 39 (12-3-19), was seconded by Council Member Porter
105 Vote: Council Members Porter, Baertsch, Willden, and Poduska – Aye.
106 Motion carried 4-0, Council Member McOmber excused.
107

108 **MINUTES:**

109
110 1. November 19, 2019.

111
112 Motion by Council Member Porter to approve the Minutes of November 19, 2019, with submitted corrections,
113 was seconded by Council Member Poduska
114 Vote: Council Members Porter, Baertsch, Willden, and Poduska – Aye.
115 Motion carried 4-0, Council Member McOmber excused.
116

117 Assistant City Manager Jackson announced the new Police and Court Facility Public Open House is tomorrow
118 December 4 at 6:00 p.m. and invited attendance.
119

120 **ADJOURNMENT:**

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122 There being no further business, Mayor Miller adjourned the meeting at 6:46 p.m.
123
124
125

126 _____
Jim Miller, Mayor

127
128 Attest:

129
130 _____
131 Cindy LoPiccolo, City Recorder
132

133 Approved: