

1
2
3
4
5
6
7
8
9

City of Saratoga Springs
City Council Meeting
July 7, 2015

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

10
11
12
13
14
15
16
17

Work Session Minutes

18
19

Present:

20
21

Mayor: Jim Miller

22
23

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

24
25

Staff: Mark Christensen, Kimber Gabryszak, Kyle Spencer, Owen Jackson, Kevin Thurman, Jeremy Lapin,
Nicolette Fike, Holly Neibaur

26
27

Others: Carl Ballard, Chris Porter, Sariah Wilson, Garrett Seely, Brent Klew, Robert Krejci, Sue Izart, Matt
& Susan Niepraschk

28
29

Call to Order - 6:35 p.m.

30
31

1. Discussion of Storm Drain Agreement with Richard Chui.

32
33
34
35
36
37

Jeremy Lapin presented the agreement. Mr. Chui would grant us the storm drain easement but would like us to support him in his annexation. This area used to be zoned Business Park. When the city wide plan was updated it was changed to R3. He would like consideration for the General Plan and Zoning to be amended. Staff felt Business park might not be appropriate but mixed use may be appropriate. He would give us the easement at no cost today but would like us to consider the rezone to Mixed Use and add this to the Capital Facilities plan that would finish that portion of Market Street.

38
39

Councilman McOmber commented that we hadn't done a Mixed Use in a while and would like to avoid it, he suggested Neighborhood Commercial.

40
41

Councilwoman Call suggested changing the Mixed Lakeshore to include the river and make this a Mixed Water-shore area. It gives him the densities and protects the residents next to it.

42
43

Councilman McOmber thinks the Mixed Lakeshore seems the best option.

44
45

Councilwoman Call would be in favor of this annexation and looking at the Mixed Lakeshore

46
47

Jeremy Lapin wants to be clear if there is another option they would feel comfortable with. He is looking for something to bring value to his property, but won't necessarily be the one to develop it.

48
49

Kevin Thurman said they had talked about not rezoning it but changing the designation in the General Plan.

50
51

Councilwoman Call would feel it's a better transition from R3 to Mixed Lakeshore.

52
53

Jeremy Lapin asked if they would be more comfortable with a Mixed Use if it was simply General Plan and not a Rezone.

54
55

Councilwoman Baertsch responded for her, with a mixed use, it would make more sense to change the Mixed Lakeshore to Mixed Water Front. That may accomplish the same thing and take advantage of the River.

56
57
58

Kevin Thurman noted that because this is part of Lehi they have Veto Power over this on the East Side. They have to agree to do a Boundary Adjustment with us. Lehi has almost complete discretion to say yes or no. the Owner could take them to court but it is a legislative decision.

59
60

Jeremy Lapin is hearing that language on the annexation needs to be soft because we can't require a specific outcome.

61
62

Councilman Willden felt it was a good option to present Mixed Waterfront.

63
64

Councilman McOmber commented to Kevin's point that we can make sure when he is applying that we make sure he understands why it's a better choice to come to our city.

65
66

2. Agenda Review:

67
68

a. Discussion of current City Council agenda staff questions.

69
70

b. Discussion of future City Council policy and work session agenda items.

54 Mayor Miller would like to know what plans are for the city baseball park.
55 Mark Christensen said we are moving into negotiations. We have set aside money for the design.
56 Councilwoman Call asked about the new phone system. She understands there are still kinks to work out
57 but she has received complaints from residents and experienced the same issues calling into the city
58 herself. She asked if instead of providing the telephone number for water or sewer emergencies if we
59 could just have that an option and have the system dial the number. There is at least one missing
60 employee in the directory and the option for the receptionist does not exist once you are in a
61 department. Also, there needs to be clarification within certain departments so that callers know
62 which numbers to choose rather than just by name.

63 Mark Christensen said they did all of staffs training earlier today and they are reworking the phone trees.
64 Councilwoman Call asked for water emergencies, could we set up the phone system to direct people
65 directly for that. She gave an update that she was appointed to the Jordan River allocation
66 committee. She reported that a state economic development contact approached her at EDCU. He
67 had been in contact with an out of country investor/developer who was now interested in building in
68 Saratoga Springs. She will make sure to keep the council updated.

69 Councilman McOmber would like to see maybe in the next newsletter a reminder to people of the noise
70 ordinance, in particular the golf course cannot mow at 5:30 in the morning.

71 Councilwoman Baertsch said she had talked to Mark Christensen about working with the residents on
72 communication on the water issues better so that residents know what is going on. Thanks to staff for
73 getting the problems taken care of.

74 Councilman Poduska commented that some of the people in the south are wondering if the drilling has
75 stopped on the big well.

76 Jeremy Lapin mentioned as an update, the drilling is done, they went down about 1400 feet, they did test
77 pumping with a variety of results. As they began pumping the temperature increased and they were
78 pulling out 110 deg. water. They have been running water quality testing and looking into blending
79 the water to bring the temperature down. We don't have a reservoir in the area now to help cool it
80 down. They haven't gotten the tests back yet. Questions are is it worth the investment in culinary
81 water or to build a reservoir. He will try and put together a more composite email when he gets the
82 results from the consultant. They are looking on the state website to find any other data they can and
83 where else this warmer water goes. The distribution system can't take it this far south from further
84 north. They need a well in this area.

85 Mark Christensen said they would work on some solutions and bring it back.

86 Councilwoman Call mentioned to the Council that she had spoken with Owen about a possible PR type
87 push to be put out on the 15th for the new irrigation rates because this is the first month where people
88 are billed on the water meter system. Owen has suggested getting public works to video how to read
89 you meter and posting that information along with the rate calculator. She asked for council's
90 opinion and approval.

91 Councilwoman Baertsch said anytime people get information they are better off.

92 Councilman McOmber would like to see added in it a warning to not tamper with the meter.
93

94 **Adjourn to Policy Session 7:00 p.m.**
95
96
97

Policy Session Minutes

98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150

Present:

Mayor: Jim Miller
Council Members: Michael McOmber, Shellie Baertsch, Rebecca Call, Stephen Willden, Bud Poduska
Staff: Mark Christensen, Kimber Gabryszak, Kyle Spencer, Owen Jackson, Kevin Thurman, Jeremy Lapin,
Scott Langford, Sarah Carroll, Jess Campbell, Andrew Burton, Nicolette Fike, Holly Neibaur, Mark
Edwards
Others: Laura Ault, Chris Porter, Carl Ballard, Sariah Wilson, Garrett Seely, Austin Rose, Brent Klew,
Robert Krejci, Sue Izart, Matt & Susan Niepraschk, Wayne Reaves, Matt Scott, K. Becraft, Susan
Palmer, Ryan Poduska, Payton Guymon, Victor Hansen, Krsel Travis, Greg Haws, Boyd Martin

Call to Order 7:00 p.m.

Roll Call - Quorum was present

Invocation / Reverence - Given by Councilman Willden

Pledge of Allegiance - led by Councilwoman Baertsch

Public Input - Opened by Mayor Miller

Sariah Wilson understands they are discussing a 3 foot fence regulation for corner lots. A 3 foot fence does not keep the children and items safe in their yards. She brought pictures of several houses in her neighborhood where there are fences that meet sidewalks and driveways. She doesn't want to be reliable for people coming into her yard and getting hurt. She believes they should have the same rights as someone on a middle lot as she pays the same taxes

Chris Porter commented that if they go the route of Mixed Waterfront, as discussed in the work session, they need to know what type of road is going in there; if there is commercial it probably needs to be minor arterial to support the traffic and the neighborhoods behind.

Brent cleave wanted to comment on Regal Park. There are two issues, parking and the t-ball field. Parking is for on the street, these roads are very narrow and on street parking will be basically a one way street and not accessible. He cautions them to add parking or allow only one way street parking. The second issue is lack of amenities, part of the funding is from the developer and they should look at the needs for the residents in the area. He would like someplace for the kids to have some activity. He thought possibly delaying the park to raise more funds for more amenities and so they can do the park the right way, not putting in Native seed.

Austin Rose echoed the previous comments. He thinks priority one should be for the playground. He understand a lot of people are set on the t-ball field but if that is set he suggests that for phase 2 and have playground amenities for phase one. Although he is against a t-ball field if it is decided upon he suggests moving it to later. He feels if they wait they could do it the right way.

Public Input - Closed by Mayor Miller

POLICY ITEMS

1. PUBLIC HEARING ITEMS:

a. Public Hearing: Notice of Property Sale to Central Utah Water Conservancy District located at the North-East corner of Pony Express Parkway and 800 West.

Jeremy Lapin noted this is for approval of a Real Estate Purchase Agreement with Central Utah Water Conservancy District. With the completion of the current Pony Express Widening Project, the retention pond is no longer needed and CUWCD desires to have the property for a storm water retention pond on their property. Sales price is based on fair market.

Kevin Thurman noted there were proposed findings they are welcome to adopt or their own findings.

Public Hearing Open by Mayor Miller

No comment at this time.

Public Hearing Closed by Mayor Miller

151 Councilman Willden felt it was straightforward and we should do it.
152 Councilwoman Baertsch felt we were getting an accurate price.
153 Councilman McOmber said it was good to sell a piece we don't need.
154 Councilwoman Call gave thumbs up.
155 Councilman Poduska had no problem.
156

157
158 **Motion made by Councilman McOmber approve the Property Sale to Central Utah Water**
159 **Conservancy District located at the North-East corner of Pony Express Parkway and 800**
160 **West for the estimated amount of \$8,706. With the findings by Staff. Second by**
161 **Councilwoman Call. Aye: Councilman Willden, Councilwoman Baertsch, Councilman**
162 **McOmber, Councilwoman Call, Councilman Poduska. Motion passed 5 - 0.**
163

164 **b. Public Hearing: Amendments to the Saratoga Springs Land Development Code (Sections 19.02,**
165 **Definitions; 19.05, Supplemental Regulations; 19.06, Landscaping and Fencing; 19.12,**
166 **Subdivisions; 19.13, Process; 19.15, Conditional Uses).**

167 **i. Ordinance 15-21 (7-7-15): An Ordinance of the City of Saratoga Springs, Utah, adopting**
168 **amendments to the City of Saratoga Springs' Land Development Code.**

169 Kimber Gabryszak presented the proposed changes to the Code:

- 170 • 19.02, defining Solar Panels, and clarifying Edge Uses. Edge use is limited to 300 feet into the
171 land use zone from the outside boundary of the zone itself, with frontage on a road.
- 172 • 19.05, multiple topics
 - 173 ○ Add standards for solar
 - 174 ○ Corrections to Temporary Uses
 - 175 ○ Relocate standards for Sales Trailers
- 176 • 19.06, multiple topics
 - 177 ○ Smart timers and water saving devices
 - 178 ○ Artificial Turf prohibitions
- 179 • 19.12 – permit plat amendments to affect plat boundaries
- 180 • 19.13 – implement expiration of applications for inactivity, if they don't hear from a developer
181 in 12 months they send them notice and let them know what is required to keep the application
182 active, if not provided it expires.
- 183 • 19.15 – Temporary Sales Trailers are currently permitted in every zone, however their
184 standards are in the Conditional Use section. Staff recommends relocating the standards to
185 the Supplemental Regulations section, 19.05
186

187 Kimber Gabryszak noted that fencing was not before them tonight for a decision, it is still in the works.
188 Councilwoman Call is concerned about a specific area near Riverside drive and the Edge Use. She would
189 like the Code committee to look at that.

190 Kevin Thurman suggested that where Edge Use is referenced they should reference a section and specify
191 "as in the Land Use Chart" so it's not misinterpreted.

192 Mark Christensen suggested pulling this item to bring it back later.

193 Councilman McOmber noted this is more restrictive than currently, maybe we could pass this to tighten
194 it up and then tidy it up next time.

195 Kimber Gabryszak read the solar definition.

196 Spencer Kyle asked if it addressed the possibility of solar power for the city like solar powered stop
197 signs.

198 Kimber Gabryszak noted that should be separate. Kimber continued reviewing the changes in each
199 section as noted in the packet.

200 Councilman McOmber commented on the solar section the difference in commercial grade panels.

201 Commercial grade is not recommended because they have to come off further from the roof and
202 asphalt roofs aren't designed to mitigate the heat of a commercial grade panel. He asked about the
203 minimum of 3 feet, it seems that would not allow for any panels at all. He gets that it allows for fire

204 access but maybe each application needs to be reviewed. He wants to make sure people are able to
205 get enough panels.
206 Chief Campbell noted that it was an international standard. Some cities allow for variance.
207 Kevin Thurman said when we take a fire code and when we turn it into a land development code
208 requirement the chief doesn't have the discretion anymore to grant a variance. If it's about fire code
209 we should take it out and allow the chief to make the decision.
210 Councilman McOmber suggested then taking the 3 feet out and referencing the international code.
211 Councilwoman Baertsch wanted to make sure people check with the Fire Marshall. She asked if it would
212 be problematic if they wanted to do a ground mounted commercial grade because it would not be a
213 heat issue for the roof.
214 Councilman McOmber does not think that would be an issue.
215 Kimber Gabryszak changed language to add Roof Mounted Panels in 1.a.
216 Councilman Poduska asked about thermal water heaters on a roof.
217 Councilwoman Baertsch asked about those and they were treated the same as solar panels at the time.
218 Kimber Gabryszak continued with changes in trailers.
219 Councilwoman Call knew one area that had a temporary trailer that has been abandoned for a number of
220 years. She asked for clarification of the timing and asked to include some language that required
221 removal once development has ceased. This would prevent abandoned trailers that then required
222 code enforcement for removal usually at resident's repeated requests.
223 Kimber Gabryszak said they were given for a one year period and they could get no more than a one year
224 extension. She is aware of the problem Councilwoman Call is referring to.
225 Councilwoman Baertsch would like to see something that if they have a more permanent building/home
226 or if they cease activity they have 30 days to remove it.
227 Kimber Gabryszak made a few changes as per Council direction.
228 Kimber Gabryszak continued with code changes. They haven't had time to fully research artificial turf
229 but they wanted to put something in to at least stop the green carpet. She noted there were a lot of
230 pros and cons but they will continue working on it.
231 Councilman McOmber clarified that they left it allowed in back yards so people could put in putting
232 greens and things.
233 Councilwoman Baertsch asked about replacing trees over a certain height that it's two to one, but we had
234 language that we had to replace the tree with a similarly sized tree. Does that negate this? We need to
235 verify if that other verbiage still exists.
236 Kimber Gabryszak noted that is still the function, that if it's 16 or higher, more than 4 inches in size then
237 they have to preserve it and if they can't then they have to make it double. They had not addressed
238 that it had to be a larger size. It's clarified that they comply with the minimum sizes.
239

240 **Public Hearing Open by Mayor Miller**

241 No comment at this time.

242 **Public Hearing Closed by Mayor Miller**

243
244 Councilman McOmber addressed the earlier comment in the evening that he feels a compromise can be
245 made on the corner lot fencing, keeping safety in mind. Utility boxes might be a natural break. He is
246 concerned about lots that don't have a park strip; there was a recent incident in the city so it is an
247 issue. They want to still preserve view corridors and safety but make it as usable as possible.
248 Councilwoman Baertsch addressed on edge uses that the rear of the building shall be given the same
249 treatment as the front. This doesn't really do what we wanted because the side of the building could
250 sometimes be facing the road. She wanted a change in language in 1.b. to the building facaded facing
251 the adjacent arterial or collector streets shall be treated with similar architectural material and details.
252 Councilman Willden read through the minutes on the artificial turf from Planning Commission and
253 appreciated their comments on dry-scaping and artificial turf where it makes sense. He thinks it's a
254 good thing to look at for the future. He appreciated the expiration on applications. He appreciated
255 that we are moving forward and that we are not making things more restrictive, it is allowing more
256 rights for the property owners.

257 Councilman Poduska was amazed at how things became clearer with these changes. It is such an
258 improvement over what they were dealing with just two years ago. It allows all of us that are given
259 the responsibility of carrying out the code to make it easier.
260 Councilwoman Call wanted to tip her hat to individuals who serve on this committee.
261

262 **Motion made by Councilwoman Baertsch to approve Ordinance 15-21 (7-7-15): An Ordinance of**
263 **the City of Saratoga Springs, Utah, adopting amendments to the City of Saratoga Springs'**
264 **Land Development Code. For Sections [19.02, 19.05, 19.06, 19.12, 19.13, and 19.15] with the**
265 **Findings and Conditions listed in the Staff Report. Also including additions made by Kimber**
266 **during the meeting and also directing staff to further finesse Edge Use, Fencing, and Artificial**
267 **Turf Sections. Seconded by Councilman Willden. Aye: Councilman Willden, Councilwoman**
268 **Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion passed 5**
269 **- 0.**
270

271 2. ACTION ITEMS:

272 a. Bid Award for Regal Park.

273 Mark Edwards presented the proposed bid award. The total project costs of \$608,000 are currently
274 budgeted under GL account #35-4000-660. The Design Contract with P.E.C. is \$38,470, leaving
275 \$569,530. Other City expenses will include materials testing and the costs of the sod which depends
276 on the improvements chosen. He asked that they write down the figure of \$582,129.00 which was
277 provided to them from a settlement from the original developer and that was their budget.

278 Mark Christensen commented that the entirety of the settlement was around \$608. Some was for the park
279 and some for road improvements. They also had some offsetting for other infrastructure from other
280 funds. The other portion was money they collected from one of the builders in the neighborhood it
281 was their portion plus the residual that gets you to that number.

282 Kevin Thurman noted the original bond was for 521,000 as part of the settlement they would have the
283 obligation to reimburse some of the upsize costs. Then there was about 90,000 from Dave Thomas
284 Homes as part of a settlement.

285 Mark Christensen noted the 350 was 521 less the upsize road improvements in Grandview and that gets
286 them to the 350 number. Because they collected the full 521 for the park that was split into the park
287 funds then the other infrastructure funds paid for the offset from the 521 down to the 350.

288 Councilwoman Call restated that the 350 is essentially what the park number was but we reimbursed for
289 the upsize of Grandview.

290 Mark Edwards noted the two low bidders have both done work in the city before. They knew they would
291 not have the money for playground equipment and did not bid for it. The Base bid includes the
292 playground enclosure, soccer field and native seed in the ball field area. He would recommend
293 alternate 1 with sod on the baseball field. To stay in the budget they could change the grading a bit
294 Councilwoman Baertsch asked if they imported less and steepened the grades does it affect the size of
295 the playground.

296 Mark Edwards answered not significantly.

297 Councilwoman Call is of the opinion that spending a lot of money and not making people happy is not
298 the way to go. There is not a park within walkable distance to this with a place to play. She is not a
299 fan of native seed. Her preference would be to table this and do an alt for a playground and when it's
300 not summertime to get better prices. It sounds like the neighborhood would not be averse to
301 postponing it.

302 Councilman Poduska explained that with the experience they have had, they found that if they did it right
303 to begin with rather than piece meal it is better, rather than waiting for something to get finished or
304 having to redo it. He is in favor of Councilwoman Call's suggestion.

305 Councilman Willden felt staff did a good job trying to get everything in the budget and appreciates the
306 work. He agrees with Councilman Poduska and Councilwoman Call that similar to Shay Park, he
307 would like to do it right the first time. Table it and see if they can get some more funds and a better
308 price later this fall. It would only delay it a little bit and he believes the residents are supportive of
309 that.

310 Councilwoman Baertsch said this has been a difficult park to go through because they don't have the
311 money right now and she asked Mark how much money would he foresee them saving if they waited
312 till Oct. or Nov.

313 Mark Christensen was not sure we could estimate what construction prices might be. We could maybe
314 get some savings to purchase structures in the fall and hold on to them. There is some advantage to
315 do it all at once than to hold off on phases.

316 Mark Edwards doesn't think you will ever get full price advantage; usually you will get a better price
317 rate in the winter. If we need to go into redesign that could increase some of the costs.

318 Councilwoman Baertsch thinks if we can hold off and the residents are willing to wait so we can get the
319 playground equipment in for them it will be better. As for parking, with it being a smaller park it will
320 be used mostly for neighborhood practices, she can't see it being scheduled for many City games
321 since there is only one field; they shouldn't be getting much additional parking from people outside
322 of their neighborhood. She got clarification on the fencing. We will give the residents the option to
323 upgrade their fencing at their cost like we've done in other locations. She would like it if we could
324 notify the residents now, that this option will be available, so they can plan for it and start saving if
325 they'd like.

326 Mark Edwards is hearing that they don't want to rebid for the baseball field, just the sod.

327 Councilwoman Call said to keep in mind that grass doesn't prohibit a use of playing ball.

328 Councilman McOmber said this has had a plan for a baseball field for years. He has no problem not
329 putting a baseball field here but he has had a number of residents that have told him that they moved
330 here thinking they would have a field and did want it but haven't spoken up because of fear from
331 some more vocal residents. He noted that Lacrosse will probably be coming in to use this field. He
332 feels that he would like to see this project get started; it won't be done this year, it would be lucky to
333 get sod this late in the year. They would be opening it up to residents in the area to help lay the sod
334 and plant trees. The playground equipment is the only thing holding this up. We can identify
335 potential funds and they could come back and add the equipment. He is afraid the delay might mean
336 2-3 more years. We need to put down that the playground needs to be revisited in a few months. Get
337 the sod in to start taking root, get the trail system in. Most people will be using the trail, not the park
338 as much. He doesn't like to delay it. Get it going and get the discount on playground equipment in
339 the fall. We want good play equipment, if we get really good equipment then it will attract more
340 people and parking will be a problem. This is a neighborhood park. He thinks it's best to move
341 forward and identify funds for equipment.

342 Mayor Miller said they have looked at delaying it and additional funding. They announced two new
343 parks that are benefits to the entire city, not just a small region and he doesn't see this park being
344 able to compete for funds like a large regional park. If we aren't doing anything but changing it to
345 sod and playground equipment, then he doesn't see a need to delay it.

346 Councilwoman Call appreciates the opportunity to do something now; she worries that they would have
347 to rip something out to install something later. We have so many parks around the city waiting for
348 improvement. Mayor Miller pointed out that it's hard for a park to compete with the regional parks.
349 If we are faced with putting \$80,000 to this park or a regional park this may not be the priority. She
350 fears that if they pay to do this all up front than it would delay other projects like the baseball park.
351 Her preference would still be to delay it.

352 Mark Edwards would recommend the city buy the equipment then hire the contractor to install it.

353 Councilman Willden asked if it was possible to not reject the offers but delay them.

354 Mark Edwards replied their contract doesn't allow them to do that. They would have to rebid it.

355 Mark Christensen noted it was a good bid process; they could do everything but the sod this fall and
356 address that next spring. There were different ways to approach it. This now gets us to a point where
357 we could put sod on it. And this winter purchase playground equipment. There are interim steps they
358 could also look towards.

359 Councilman McOmber appreciates the interim solutions. There is no guarantee that these low bidders
360 will rebid, some of the bids were really high and if we wait we don't know what it would be bid then.
361 It comes down to what is typically the cost of play equipment.

362 Mark Edwards replied it was 30-60. Sod in the lower area was about \$30,000.

363 Councilman McOmber has heard from the residents that playground equipment was a priority. What if
364 we get the equipment and then in Nov. come back and make the decision to fund the sod for the
365 lower section.

366 Councilwoman Call asked if the Council would be amenable to accepting the low bid with the sod
367 addition and direct staff to look for equipment and purchase it when it comes available.

368 Mark Christensen is hearing to buy playground this winter and install it when they can. And come back
369 with a budget adjustment. He thinks that is doable but he will need some parameters for how much
370 they want to spend for playground equipment. He reminded them they added to Shay Park so they
371 had to re-work some budget for that, this will increase that amount.

372 Councilman McOmber suggested 45,000 or less before installation.

373 Mark Edwards thought installation would be about 10%. He suggested he do some price shopping on
374 that and come back to them. With alternate 1 and 4 with sod everywhere, the bid would go to ACE
375 Landscaping for \$584,849.80

376
377 **Motion made by Councilwoman Call to award Bid for Regal Park to ACE with direction to staff**
378 **that they begin shopping for play equipment to be purchased this year. Seconded by**
379 **Councilwoman Baertsch. Aye: Councilman Willden, Councilwoman Baertsch, Councilman**
380 **McOmber, Councilwoman Call, Councilman Poduska. Motion passed 5 - 0.**
381

382 Item d. was moved forward
383

384 **d. Preliminary Plat for Lakeside Plat 27 located at approximately 2700 South Redwood Road,**
385 **Woodside Homes, applicant.**

386 Sarah Carroll presented the plat. This is similar to the Concept plan but has a few changes; two streets
387 were eliminated for improved lot configurations. The triangular piece has been replaced with open
388 space next to the drainage channel. The lots near the drainage channel have been reconfigured and
389 there is a revised phasing plan. They are planning on an asphalt trail in the area. They are
390 recommending some play amenities, the HOA is concerned with costs of amenities, staff
391 recommended more natural play equipment that would be cheaper to maintain. The Urban Design
392 Committee reviewed the elevations; the elevations will need to be approved by the HOA. They are
393 requesting some variation to the setbacks.

394
395 Councilman Poduska asked why they were starting with Redwood Road instead of further down. He had
396 no other concerns.

397 Sarah Carroll replied it was closer to existing infrastructure.

398 Councilman Willden appreciated them working with the HOA on the amenities. He likes that they are
399 keeping the 25' setback to the garage. The setback request looks consistent with other areas and it
400 looks good to him.

401 Councilwoman Baertsch is great with the HOA working with the amenities and elevations. She feels that
402 most of the setback requests are appropriate because they are consistent with the rest of the
403 subdivision. However, her concern is the street side corner setback being reduced to 15'. This is not
404 consistent with the rest of the neighborhood. It puts a house in someone else's front yard. It is
405 important not to affect the rights of adjacent homeowners and the safety and general feel of what's
406 going on in the neighborhood.

407 Councilman McOmber would assume both the HOAs need to be on board with the playground
408 equipment. Consistency needs to be maintained. The asphalt trail here is because it matches the
409 asphalt on this side of the road. We want to make good practices so developers become good
410 neighbors. Zoning and setbacks are there to protect everyone. He would like to see the 15' setback at
411 20' but everything else looks good.

412 Councilwoman Call wanted to point out that Laura Ault was here for Forestry Fire and State Lands. The
413 Lake Shore trail is interesting in this area; there is a skinny part in the middle where the proposal is
414 that the trail will be constructed on the berm and tie back into the trail. She is fine with not allowing
415 the 15' setback but is fine with all the other reductions as requested.

416 Motion made by Councilwoman Baertsch to approve the Lakeside 27 Preliminary Plat, located at
417 approximately 2700 South Redwood Road, based on the findings and conditions listed in the
418 Staff Report. Excepting condition 4 be changed to read that the corner side setback remain at
419 20 feet. Seconded by Councilman McOmber. Aye: Councilman Willden, Councilwoman
420 Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion passed 5
421 - 0.
422
423

424 **b. Inter-local Agreement between Lehi City and the City of Saratoga Springs for the Loch Lomond**
425 **crosswalks.**

426 Spencer Kyle presented the agreement. He noted that children within this subdivision walk to the new
427 school. Residents in the area have asked the City to provide a safe crossing of 145 N (1900 S in
428 Lehi). The results of the traffic study recommend changes should be made to allow for the safe
429 crossing of pedestrians. Staff recommends changing the intersection to a three way stop. The inter-
430 local agreement spells out that Saratoga Springs will install and maintain the new intersection
431 improvements. These improvements include: two new stop signs, a painted crosswalk, and a
432 sidewalk on the South side of the road. It also states that if the traffic patterns change in the future
433 and a new warrant study recommends removal of the improvements that Saratoga Springs will
434 remove the stop signs. Lehi has already signed the agreement.

435
436 Councilman McOmber noted this was huge because before Pioneer Crossing came in people flew by
437 here and with the school here now it is needed.

438 Spencer Kyle noted the sidewalk was already installed. they are contemplating stop signs that have LEDs
439 to bring more attention to it. They want to put it in soon so people have time to get used to the stop
440 signs before school starts.

441
442 Motion made by Councilman Poduska to approve the Inter-local Agreement between Lehi City
443 and the City of Saratoga Springs for the Loch Lomond crosswalks. Seconded by
444 Councilwoman Baertsch.
445

446 Councilwoman Baertsch noted they have worked well with Lehi on this and thanked staff.

447
448 Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilman
449 Poduska. Motion passed 4 - 0.

450 Councilwoman Call was not present for this vote.
451

452 **c. Casey Development and Harbor Bay Chapel Lot Split Exception located at approximately 3600**
453 **South McGregor Lane, Casey Development, LLC, applicant.**

454 Sarah Carroll presented this Subdivision Exception. The applicant is requesting approval of a lot split to
455 create three parcels in preparation for a future church. There are unrecorded lots which expired with
456 the previous Master Development Agreement. New owners are submitting applications to the city for
457 approval, renamed Catalina Bay. Two parcels will add acreage to the chapel site and one parcel
458 would be retained by Casey Development. It is an exchange of property.

459 Kevin Thurman noted this is an exception to the subdivision they are subdividing the property with a
460 metes and bounds but in anticipation of future land use approvals. A couple notices are on the
461 property to protect us.

462 Councilwoman Baertsch said this was much needed new church for the neighborhood. She asked how
463 soon we expect to see the concept plans and site plans for this subdivision and the church.

464 Kimber Gabryszak noted they do have concept plans for both in the pipeline.
465

466 Motion made by Councilwoman Baertsch to approve Casey Development and Harbor Bay Chapel
467 Lot Split Exception located at approximately 3600 South McGregor Lane, Casey Development,
468 LLC, applicant including all Findings. Seconded by Councilman Willden. Aye: Councilman

Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion passed 5 - 0.

A five minute break was taken at this time.

e. Preliminary Plat and Final Plat for Fox Hollow Neighborhood 6 Phase 2, 4A, 4B, 5, and 7 located at approximately 3200 South Village Parkway, Wayne Reaves, applicant.

Sarah Carroll presented the plat. The applicant is requesting approval of the Preliminary Plats for Neighborhood 6 Phases 2, 4A, 4B, 5, and 7. The proposed subdivision layout is very similar to the conceptual layouts shown on the exhibits in the Master Development Agreement and the expired approvals. Based on the history outlined above, and because the utility lines and stubs and the roads are in place, staff recommends that the applicant submit a Master Development Plan Amendment application in order to request an increase from 138 to 144 lots. In the meantime, six lots need to be removed from the current request. The applicant would like to pursue this option and they are proposing to leave off two lots in Plat 6-4B and four lots in Plat 6-5. There are two home builders Fieldstone Homes and Richmond American. The HOA noted there was one plan they would not accept. There are some setbacks being requested that were previously approved. The applicant is concerned with condition 6 with some lots next to retaining walls. There are some open space and escrow obligations.

Councilwoman Baertsch thanked the developer for working with staff and for only asking for one setback variation. She has no problems with this; it is going through the process appropriately.

Councilman McOmber is alright with the setback reduction.

Councilwoman Call echoes the sentiments relayed earlier, she has no problems with the requested application.

Councilman Poduska thought it was a great way for allowing the project to continue.

Councilman Willden is glad to see more happening in this development. He liked the approach to open space and working with the HOA.

Councilwoman Baertsch received clarification on the lots by the retaining wall and how the fence was to be handled.

Sarah Carroll responded that the individual home owners would be installing the retaining walls, not the developers. If the developer puts the fence in now it would be at the bottom of the retaining walls.

Councilwoman Baertsch noted because this is a requirement of our code, she is not sure we can waive and leave it to the individual landowners.

Sarah Carroll said she could discuss it further with the applicant. The preference would be that it would be at the top of the retaining wall for safety and ease of maintaining it.

Kevin Thurman asked if it was a matter of the timing of the fence. There would need to be some mechanism in place to insure it gets put in.

Sarah Carroll noted it was a matter of timing and different homeowners would do it in different ways and the homes would be done at different times. You could require the fence of each homeowner but you wouldn't know when each section would be installed.

Wayne Reaves noted the main thing was to not put in a fence that needs to be ripped out. It's a waste of time and money. He understands it's part of the code but it needs to be done sensibly. You can't build a retaining wall from the high side.

Kevin Thurman said there was an option to bond for those improvements.

Wayne Reaves replied as long as it's not held to occupancy.

Kevin Thurman said the occupancy could be granted as long as it's not a life and safety issue.

Councilwoman Baertsch asked how it worked with back yards that have two years to put in the back yard and then he is waiting for two years to put it in.

Wayne Reaves concurred that was a long time to wait. It needs to be something coordinated with the home builders and their products.

Sarah Carroll suggested they could leave it up to the HOA to enforce it. She thinks we could pull that condition, #6 so that staff would have time to work out a creative solution.

522 Wayne Reaves said they cash bond anyway.
523 Mark Christensen said if they put in in escrow by lot then that mechanism is in.
524 Wayne Reaves thought then they would let the HOA put it in, in the future. If we could put something in
525 that condition 6 doesn't have to be completed prior to final plat or recording.
526 Sarah Carroll thinks we could pull that condition so they have more time to work it out.
527 Kevin Thurman concurred that the law allows to come up with these creative solutions.
528

529 **Motion made by Councilman Willden to approve the Preliminary and Final Plats for Fox Hollow**
530 **Neighborhood 6, Phases 2, 4A, 4B, 5, and 7, located at approximately 3200 South Village**
531 **Parkway, based on the findings and conditions listed in the staff report. Removing Condition**
532 **#6. Seconded by Councilwoman Baertsch.**
533

534 Councilwoman Call reminded them that we needed **to direct staff to work through the fencing**
535 **condition.**

536 Amendment **accepted** by Councilman Willden and Councilwoman Baertsch.

537 Councilman McOmber wanted to point out when they work with staff great things can happen.
538

539 **Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call,**
540 **Councilman Poduska. Motion passed 5 - 0.**
541

542 **f. Proposed Amendments to Legacy Farms Community Plan located at 400 South Redwood Road,**
543 **DR Horton, applicant.**

544 Kimber Gabryszak presented the proposed amendment. She gave a brief reminder of the project. On June
545 16, 2015 the Council held a public Hearing. The Council tabled the decision on the item to allow
546 staff to draft more clear findings for a denial. The alternative motions were presented in the packet
547 from June 16th.

548 Krisel Travis gave a presentation showing different views of the plan. There would be curbing, 6"x12".
549 She noted where gabion baskets would be used for raising the trees. They feel they are a good design
550 but also a way to brand Legacy Farms. She noted the different tree layout was due to requests by
551 Chief Campbell for easier turns and access. They will have the same number of trees they are just
552 moving them. They feel that this shared lane with asphalt stamping is something that could be
553 approved.

554 Boyd Martin expressed that they wanted to have a positive relationship with the City. They want the city
555 to have full parks and things because the better the city the better community, the more homes they
556 sell. He noted their original intent was for asphalt, he is sorry there was a typo and misunderstanding.
557 If they can leave it asphalt he would be willing to help the city. He realizes from tonight there is a
558 need for a park structure. He would be willing to donate up to \$45,000 for a park structure for the
559 Regal Park.

560 Councilman McOmber appreciates the offer for playground equipment but for him he is going to make
561 the decision he feels is best for the city. He did some research into the asphalt vs concrete and one of
562 his main sticking points is that the street will be used for walking and so it should be concrete. He
563 likes the colored asphalt but it's a maintenance issue. For him a compromise would be that he would
564 like to see the whole square red, not the cross walk look. He liked the entrances, the raised boxes
565 with the trees. If in the HOA covenants or bylaws had something that says that these would be
566 maintained and kept in good repair, something along those lines then he would be a little more
567 amenable. It's going to be a place kids will play more because it's a bigger area.

568 Krisel Travis noted that he had a concern with lighting previously. The lights would be put on a
569 photocell and the HOA would maintain the exterior lights and they would also be adding a street
570 light in designated parking areas.

571 Councilman McOmber reiterated that if he can see something along the line that the HOA will maintain
572 the stamped areas then he would be ok with it because people would see that when they moved in.

573 Krisel Travis said their standard CCRs have a Standard of Care clause. It would be defined that those are
574 part of the community they live in therefore the burden of maintaining them would be in there. Their
575 reserve study will study it so it will be accounted for.

576 Councilwoman Baertsch still has mixed feelings. She likes the entrances and she asked if there would be
577 curbing around the inside trees.

578 Krisel Travis noted they are currently planning for metal edging around the tree wells. It probably won't
579 be concrete curbing.

580 Councilman McOmber would recommend the metal grate.

581 Councilwoman Baertsch said, along with Councilman McOmber comments, with putting it into their
582 CCRs they would also have to continue the same coloring on the stamps. She is still waffling and to
583 her it is not a shared product. She understands that part of the code is that it allows for shared lanes
584 but it really says I'm a road; there isn't a pedestrian part to this.

585 Mark Christensen wondered if they would feel more comfortable with a conversation in the CCR's to
586 discuss the concept relative to the shared lanes.

587 Councilwoman Baertsch commented it is mainly helpful to the board, for the most part the people don't
588 read it.

589 Mark Christensen noted it was also for future residents. So that 20 years from now there is no argument
590 as to why they are maintaining it.

591 Councilwoman Baertsch said traditionally we have been taught that black asphalt is road and pedestrian
592 areas are different. The maintenance of doing the all of the entire thing in stamped is going to be
593 higher. She noted that T4 is still on one of the items and it still needs to be changed.

594 Krisel Travis commented that in the Village Plan it was allowed.

595 Kimber Gabryszak noted with the T4 and T4SL it does appear to be a mistake but the Village Plan was
596 approved with the lotting layout showing the shared lanes in certain locations and in order for those
597 to be allowed it has to be allowed in the T4 otherwise or they would have to be amended to
598 categorize those an T4SL. Staff could be directed to change it in this amendment.

599 Krisel Travis noted that the way the lotting plan was now, the T4 was needed. So as long as they are ok
600 with it saying that it was T4SL and a T4 allowed on that page then that would work.

601 Councilman McOmber likes allowing the exception.

602 Kevin Thurman noted this isn't so much a decision as much as direction to clean it up.

603 Councilman Willden was glad they were able to come back. Putting in the concrete curbing helps
604 significantly. He is fine with the stamped asphalt where it is. He is fine with what is being proposed.

605 Councilman Poduska commented that he has always viewed it as a clerical error and has no problem
606 with the asphalt. He is pleased with the creative solutions.

607 Councilwoman Call she appreciated the offer to benefit Saratoga Springs as a whole but commented that
608 the park equipment has no bearing on their decision at hand and could be handled at another point as
609 a separate item. She likes the baskets at the entrance. She would like to see them lower the speed
610 limit to something really low (7mph) to help with safety. She likes the curbing and the tree
611 preservation. She wants to include in the CCRs that no cars hang over into the shared lane. Thanks
612 for being proactive. She appreciates the reserve study. On the stamped plaza, She can see the concept
613 for it, but would throw out the suggestion to consider stamping the plaza with their logo to designate
614 the area. She would like the entire squares stamped or nothing, although she is fine with the stamps
615 at the entrances. She thanked them for being patient with them, with a project they have never done
616 before.

617 Krisel Travis clarified that they wanted to have something in the CCRs to show this graphic but they
618 don't know if it is necessary, they will revise pg. 30 that will be part of the code to be part of this.
619 They will reference it.

620 Councilwoman Baertsch would recommend putting it in the CCRs also.

621 Kevin Thurman brought up the park offer.

622 Councilwoman Call commented that this had no bearing on their decision they could handle that another
623 way.

624 Councilman McOmber commented that they appreciate the good will but it's not conditional for this.

625 Kimber Gabryszak changed conditions as directed by the Council.

626 Kevin Thurman feels the direction to fix the T4 should be a direction to staff, not a condition of this
627 motion.

628
629 **Motion made by Councilman Poduska to approve the proposed amendment to the Legacy Farms**
630 **Community Plan with the Findings and Conditions in the Staff Report, including those that**
631 **have been recommended tonight. 2. A revised plan incorporating all changes shall be provided**
632 **to staff prior to construction. 3. Stamped asphalt shall be provided in the entirety of each street**
633 **intersection and at the entrances to the shared lanes. 4. Maintenance of the share lanes,**
634 **including stamped colored asphalt shall be clearly identified in the CCRs. 5. Prohibition for on**
635 **shared-lane parking and vehicle overhangs into the shared lanes shall be clearly identified in**
636 **the CCRs. Seconded by Councilwoman Call.**

637
638 Councilwoman Call would like to add to condition 4. Rather than identifying the actual maintenance
639 could we identify the maintenance “and responsibilities.”

640 **Amendment accepted.**

641 Kimber Gabryszak wants to add “colored” to condition 3.

642 **Amendment accepted.**

643 Councilwoman Baertsch her vote is based on the fact that the enhanced entrances designate it more
644 as a pedestrian area and the way the lighting is done makes it safer for pedestrians, and the
645 decreased speed limit.

646
647 **Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call,**
648 **Councilman Poduska. Motion passed 5 - 0.**

- 649
650 g. **Resolution R15-29 (7-7-15): A resolution of the City Council of the City of Saratoga Springs, Utah,**
651 **agreeing that the additional 0.25% local option general sales tax for transportation authorized by**
652 **HB 362 (2015) should be submitted to Utah County Voters in November 2015.**

653 Kevin Thurman presented the resolution for the council to decide if this is what they would like to pass.

654 Councilman Poduska had no comment

655 Councilman Willden had no further comment.

656 Councilwoman Baertsch noted on section 2 she wants it noted that the City has transportation needs,
657 however the City Council has concerns and that voters should research it. It still sounds like they are
658 in favor of it. It’s appropriate that it goes to the voters but she is not in favor of this. She said they
659 want to go to the legislature and say “See all the cities have passed this.” And gloss over what they
660 are saying.

661 Mark Christensen doesn’t know that is what they are going to do; really they just want to get it on the
662 ballot. There were a lot of conversations. Other cities have already made similar amendments.

663 Councilman McOmber thought if we revise it to say that City Council has serious reservations about the
664 Bill and the disproportionate distribution.

665 Councilwoman Call said what about the deviation from the intent to provide money for local road
666 improvement.

667 Mark Christensen replied some in the legislature would say you were never going to get all of it.

668 Councilman McOmber thinks the County should just step up and do it and not use the Cities. Even if the
669 residents don’t pass it they could take this to the Legislature and say the cities didn’t have a problem
670 with it.

671 Councilwoman Call commented that they don’t support the intent or the way it’s formatted or the
672 deviation from the original intent so why would we encourage the voters to vote on something we
673 wouldn’t put in place ever.

674
675 **Motion made by Councilwoman Call to Deny Resolution R15-29 (7-7-15): A resolution of the City**
676 **Council of the City of Saratoga Springs, Utah, agreeing that the additional 0.25% local option**
677 **general sales tax for transportation authorized by HB 362 (2015) should be submitted to Utah**
678 **County Voters in November 2015. Seconded by Councilman McOmber.**

679
680
681
682
683
684
685
686
687
688
689
690
691
692
693
694
695
696
697
698
699
700
701
702
703
704
705
706
707
708
709
710
711
712
713
714
715
716
717
718
719
720
721
722
723
724
725
726
727
728
729
730
731

Councilman Poduska is not happy with the distribution at all and his concern is that so much is going to UTA. But he does believe that the voters and citizens who would be paying for it should have an opportunity to vote for it. If they don't have that opportunity he would think the County would go back to the legislation and say none of the cities supported this. What would be the consequences?

Mark Christensen said the challenge with a bill like this, it's the first time the state has suggested something like this. They talked about a lot of methodologies. They looked at this as increase for our road tax. We do have significant road needs. It is on the general sales tax not just gas tax.

Councilwoman Call does concur with Councilman Poduska that the people do have the right to vote on it. Where the significant portion goes to UTA it doesn't make sense for our community. So we encourage citizens to contact appropriate representatives to reconsider the needs of individual communities and fund them in the proper manner, not a lion's share to UTA.

Mark Christensen noted this concern was voiced and there was a concern about methodology. This was ultimately what was agreed on and it was passed on to the Counties.

Councilman McOmber noted the County doesn't need our approval; they can still put it on the ballot.

Mark Christensen noted it was a domino effect where the State passed it on to the counties; the County is passing it to the Cities.

Councilman McOmber doesn't feel comfortable telling the citizens of Saratoga spring to vote on something they don't agree with.

Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call

Nay: Councilman Poduska. Motion passed 4 - 1.

h. Update to the Personnel Policy and Procedures Manual to add a Voluntary Medical Emergency Leave Bank policy.

Holly Neibaur said there were concerns about donations for leave, and a one to one policy. They found they had the option to create a bank for the donations. The employees can opt in and to be eligible to qualify to draw from it they need to be a contributing member and maintain a minimum of hours. She reviewed the policy and rules for participation.

Mark Christensen remarked that it does build up the bank and people that are use or lose have the option. It would reduce our liability.

Councilwoman Baertsch asked how it would be a liability

Councilwoman Call said it would disappear otherwise; instead it goes into a bank and gets converted to salary. If it didn't go into the bank it would disappear.

Spencer Kyle noted most people plan to take it off leftover hours between Christmas and New Year's.

Kevin Thurman noted it would reduce their liability because they wouldn't be paying off disability, they would be paying out of this bank instead.

Holly Neibaur continued with the draft policy regulations.

Mark Christensen noted they made it a requirement that all persons PTO and sick leave gets used prior to these hours and put a cap on of 6 weeks. To get into long term disability is 90 days; this would only get them half way there.

Councilman McOmber asked if they could withdraw more than they put in.

Mark Christensen replied they could.

Councilman McOmber feels that it should be completely anonymous. Holly should be the only person who would know who has donated or draws.

Mark Christensen noted there are checks and balances that need to take place they can do non-disclosure documents also. Holly would deal with applications, but Accounting would need to be involved.

Councilwoman Call commented that she didn't necessarily agree with the portion of the policy limiting the donation to half of the personal balance. She doesn't understand why in certain cases, employees could not donate more if they choose to without compromising their own position by keeping a minimum balance which is already covered by the policy.

Holly Neibaur noted that is the requirement from the IRS. To be eligible they have to meet FMLA also.

732 Councilwoman Call stated she understood it was an IRS requirement and therefor fine with it.
733

734 **Motion by Councilwoman Call, Seeing as this has been viewed by the Benefits Committee and**
735 **Human Resources; I will move that we approve Personnel Policy and Procedures Manual to**
736 **add a Voluntary Medical Emergency Leave Bank policy. Second by Councilman Poduska.**
737 **Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman**
738 **Call, Councilman Poduska. Motion passed 5 - 0.**
739

- 740 i. Approval of Minutes:
741 i. June 16, 2015.
742

743 **Motion made by Councilman Willden to approve the June 16, 2015 minutes with changes**
744 **submitted by Councilwoman Baertsch and Councilwoman Call. Seconded by Councilman**
745 **McOmber. Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber,**
746 **Councilwoman Call, Councilman Poduska. Motion passed 5 - 0.**
747

748 3. REPORTS:

- 749 a. Mayor.
750 b. City Council.

751 Councilwoman Baertsch asked Spencer Kyle if they had a discussion with staff about homes that are
752 sharing meters and how they handle billing.

753 Spencer Kyle noted that they are still working on it. It would have a master meter and divide it by
754 acreage. They will fix the other problems similar to that.

- 755 c. Administration communication with Council.
756 d. Staff updates: inquires, applications and approvals.
757

758 4. REPORTS OF ACTION:

759 Legacy Farms Community Plan Amendment – approved.
760

761 **Motion made by Councilman Willden to approve the Report of Action for Legacy Farms**
762 **Community Plan. Seconded by Councilwoman Call. Aye: Councilman Willden, Councilwoman**
763 **Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion passed 5**
764 **- 0.**
765

766 Code Amendments – approved.
767

768 **Motion made by Councilman McOmber to approve the Report of Action for the Code**
769 **Amendments. Seconded by Councilwoman Baertsch. Aye: Councilman Willden,**
770 **Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska.**
771 **Motion passed 5 - 0.**
772

- 773 13. Motion to enter into Closed Session for the purchase, exchange, or lease of property, pending or
774 reasonably imminent litigation, the character, professional competence, or physical or mental health of
775 an individual.
776

777 **Motion made by Councilwoman Call to enter into closed session for the purchase, exchange, or lease**
778 **of property, pending or reasonably imminent litigation, the character, professional competence, or**
779 **physical or mental health of an individual. Seconded by Councilwoman Call. Aye: Councilman**
780 **McOmber, Councilwoman Baertsch, Councilman Willden, Councilman Poduska and**
781 **Councilwoman Call. Motion passed unanimously**
782

783 Meeting Moved to Closed Session 10:49 p.m.
784

786
787
788
789
790
791
792
793
794
795
796
797
798
799
800
801
802
803

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 10:58 p.m.

Policy Meeting Adjourned at 10:58 p.m.

July 21, 2015
Date of Approval



[Signature]
Mayor Jim Miller

[Signature]
Lori Yates, City Recorder