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**City of Saratoga Springs**  
**City Council Meeting**  
**May 19, 2015**

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

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**Work Session Minutes**

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**Present:**

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Mayor: Jim Miller

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

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Staff: Mark Christensen, Kimber Gabryszak, Kyle Spencer, Kevin Thurman, Jeremy Lapin, Nicolette Fike

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Others: Chris Porter, Carissa Allen, JD Allen, Coleman Peck, Kyle Remund, Thomas Davies, Preston  
Ashton, Jennifer Klingonsmith

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**Call to Order – 5:45 p.m.**

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**1. Departmental updates from the Public Works, Engineering and Planning Departments.**

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Spencer Kyle gave an update from Public Works. In Streets and Storm Drain division 2 more employees have received their registered storm water inspector certifications and two more are testing today. They are fully implementing the storm water management program and are inspecting all developments and capital projects and holding them to city standards. Inspections are being done in the field with their Cityworks tablets. They obtained some old salter racks and wash stations from UDOT that will be a great asset. The Park department is now fully staffed with seasonal employees. They got irrigation started up in all the locations and have taken care of the leaks. Rick got his certified backflow testing certificate. All parks have been tested and passed. They are working on PR for the new meter system. The system is now fully charged. There is a church pond just north of the benches and they were able to expand that and saved about \$10,000. They have completed 265 work orders since January.

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Councilman Poduska asked if they received any response from residents on the new rates.

52

Mark Christensen said generally the calls start off with concern but when they go to the website tool they are pleased.

Councilman Poduska said he has noticed the chlorine in the water in the north end of Saratoga Springs Development (SSD).

Spencer Kyle responded that they do testing every week but he will look further in to it.

Councilman McOmber said it's the same area other complaints have come from.

Jeremy Lapin said they would follow up with the water dept.

Councilwoman Call said they are excited about improving customer service with the Cityworks app and being able to fix problems faster and more effectively. There is some fine tuning that needs to still happen. She asked if we have reached out to the HOAs about the new water structures, they are some of the biggest users.

Spencer Kyle said they are working on that. One they met with was Saratoga Hills that had some questions and they sent someone out to help them and give pointers.

Councilwoman Call thought it wouldn't be a bad idea to put on the fliers to remind people if they are in an HOA to talk to their management companies about the watering. She thinks it will encourage the rain sensors on the sprinkler systems. Her fear is if the HOAs aren't informed then the HOA water rates will go up significantly with metering and residents will then see huge HOA fees increases as the HOA plays catch up with past bills. She asked for an update on the air in the water.

Spencer Kyle replied they did have one of the pumps where the draw level went down so far that it was sucking in some air. They went out and shut that pump off to build up the levels, it is now turned back on. There is nothing wrong with the water, it's just air bubbles.

53 Jeremy Lapin gave an update from the Engineering department. They did see a decline in project plans for  
54 Feb. and Mar. but it has come back up in April. The average review time has never exceeded two weeks.  
55 Janelle Taysom has been has been a new asset to the department. They have implemented Construction  
56 Review Meetings (CRM's) after the first review, they sit down with the clients and go over comments  
57 and brainstorm and work on more effectively communicating. Hopefully it's a better service and they are  
58 communicating better, being more collaborative and help them through the process. He went over plans  
59 that were approved and plans pending in 2015. He reviewed 2015 Capital Projects. He noted some 2014  
60 completed projects, storm drains and water studies. The studies have been helpful with new planning.  
61 Councilwoman Call asked how the water rights are determined for this particular aquifer and if there are still  
62 new water rights being grated from this aquifer.  
63 Jeremy Lapin responded that there are State laws in force and priorities of who can draw first.  
64 Councilwoman Baertsch noted they had been recently talking about these things in State legislature and  
65 fighting about older shares and a use it or lose it concept. We are trying to make sure our older rights  
66 don't get devalued.  
67 Mark Christensen noted that in an emergency situation municipal rights will trump non municipal users even  
68 though they may have older water rights.  
69 Councilwoman Baertsch noted that there is a cap on water rights and as development happens the rights are  
70 transferred and shifted, more rights aren't created.  
71 Mark Christensen indicated the State engineer is working on adjudicating the use.  
72 Councilwoman Baertsch noted one of the more recent changes is that the state engineer has more of a  
73 deadline.  
74 Jeremy Lapin gave an update on where the new well process is, they are in an exploratory phase and they  
75 hope to know soon the answers to if it's a good site for a well.  
76 Councilwoman Baertsch asked if they had a backup location.  
77 Jeremy Lapin replied they did not. They think if it doesn't work out, from here they would have to go north,  
78 maybe closer to Jacobs Ranch.  
79 Councilwoman Call asked how deep they are drilling the pilot.  
80 Jeremy Lapin replied probably 1200-1500 ft. deep. If this site is successful it will be huge improvement. He  
81 showed the Loch Lomond crosswalk situation. They are waiting on Lehi coordination.  
82 Spencer Kyle said one option was for a stop sign in. They are looking also at a crossing push button. The  
83 goal is to get it installed before school gets out so drivers have the summer to get used to it.  
84 Jeremy Lapin noted a study did justify stop signs and a crosswalk at this location. He noted the pond upsize  
85 in the Harvest Hills areas. They engineers said if they install a new line and keep the old pipe in place  
86 that they could use a smaller pipe and that it would save some money. They were concerned about a tree  
87 in the roundabout but they found a way to avoid it, it will cost more money but will save the tree so they  
88 could be good neighbors.  
89 Mark Christensen noted it was a cheaper project overall so the saving justified the cost of saving the tree.  
90 Jeremy Lapin talked about the Agreements and Ordinances for 2015 and Traffic studies in progress.  
91 Councilman McOmer reminded the staff about the request for Zions Bank and Aspen Hills intersection  
92 traffic studies for lights.  
93 Jeremy Lapin said they sent a request into UDOT. He talked to the contractor about the hole at Neptune Park  
94 and they promised it would be closed back up in time for splash.  
95 Councilman McOmer wanted him to get that in writing.  
96 Councilman Poduska asked if there was any word on the expansion of Redwood Road beyond Stillwater.  
97 Jeremy Lapin responded they are showing it being a 2018 project funding the continuing of the lanes from  
98 400 South.  
99 Councilwoman Baertsch said the other projects projected were the widening of Crossroads Blvd., Lehi  
100 Mainstreet and the bridge.  
101 Jeremy Lapin also mentioned that Eagle Mountain has money for their Pony Express project. They still have  
102 to design the project.  
103 Councilwoman Baertsch said the overlay on pioneer crossing is very rough.  
104 Jeremy Lapin replied it is supposed to be. It helps with skid resistance and wear. It is UDOT's regular micro  
105 surfacing.

106 Councilwoman Baertsch asked whenever we do road closures could we stop doing them during high  
107 commute times.

108 Jeremy Lapin said he would pass that along to the construction managers and to UDOT.

109 Spencer Kyle said sometimes they have a permit to work during a certain time frame, it could be outside  
110 those times because of an outside contractor.

111 Councilwoman Baertsch suggested maybe we can attach a penalty if they work outside of those times to  
112 encourage them to follow those.

113  
114 Planning Update postponed.

115  
116 **2. Discussion of the reimbursement agreement for Jordan View Landing.**

117 Jeremy Lapin talked about the Jordan View Landing waterline/400 East improvements. They are going to rip  
118 out all the asphalt and replace storm and sewer. The road doesn't meet design standards we would rather  
119 pool the money with his so it's establishing new grades and done right now instead of going in later to  
120 fix it.

121  
122 **3. Discussion of the RFP for City of Saratoga Springs Phone System.**

123 Item moved to later in the policy session.

124  
125 **4. Discussion of the baseball program.**

126 Spencer Kyle and Callie Collyer spoke about the baseball program plans. Spencer said we are looking at  
127 adding baseball programming next year. We have added this year coach pitch 2<sup>nd</sup>-4<sup>th</sup> grade. We are still  
128 getting the numbers and doing a lot of fine tuning. We are looking to start it next year in the spring.  
129 We've added baseball onto coach pitch at the same time. Right now we can use some of the schools  
130 which are fine for t-ball or coach pitch. But at the higher level you expect a nicer facility rather than just  
131 a back stop. Do we want to hold off on that part of the program until we have actual baseball facilities?  
132 We have been notified that the LDS church has a quad lot in Springville, they are selling the property  
133 and they have offered for us to take any equipment we can salvage. All the posts are in concrete but we  
134 could use the chain link and horizontal posts. The posts are in ok shape, it would be an easy fit into an  
135 existing field like Inlet Park, possibly other locations. Are there other locations we should be looking at?  
136 He said they needed to have those items pulled out by June 1<sup>st</sup>.

137 Mark Christensen noted they are meeting with an owner this week for potential acreage.

138 Councilman McOmber asked residents around the benches, a little further out from the park, and most of the  
139 families he talked to did want the ball park, but they were scared to use their names because they didn't  
140 want to feel intimidated by those neighbors who didn't want the diamond.

141 Councilwoman Call said the main concerns she heard from residents was that they didn't want to have the  
142 only baseball field in the city. That being said, if there were other baseball fields put in at the same time  
143 that might alleviate a lot of their concerns.

144 Mark Christensen said they were getting a P.A. system as well and they could store items until needed.

145 Councilman McOmber wanted to point out that there was great out-of-the-box thinking presented tonight to  
146 save money. He wanted to commend staff for getting amazing deals for the city and being good stewards  
147 of tax dollars.

148 Mayor Miller would rather wait and have the discussion on waiting now or later for the older leagues for  
149 after they meet and know more about time lines for a bigger field

150 Councilwoman Baertsch said some people thought we were waiting too late age wise to start upping the pitch  
151 for the program.

152 Spencer Kyle said they are looking at surrounding cities for comparison.

153 Councilwoman Baertsch said they need to get Riverton involved. She would like to be in those discussions.

154 Spencer Kyle said they had a good program and when they get to the point of having all their games at one  
155 location there is saving in not having a site coordinator at each site. He had a spreadsheet with rough  
156 numbers for expenses. They would continue to refine the numbers.

157 Councilman McOmber thought the numbers were conservative and he thinks the number of participants will  
158 be higher.

159 Councilwoman Call asked if they have looked into allowing sponsorship for uniform costs.  
160 Spencer Kyle thought the dollar value was not much but they could look at it again.  
161 Councilwoman Call remarked on school rentals, is there a way that service trades could be done?  
162 Spencer Kyle said what we are renting is mainly to pay a janitor overtime to make sure restrooms are  
163 available.  
164 Mark Christensen noted that prior to sponsorships they want to look at how they will want to do things; it  
165 would be a conversation they would want to have policy wise.  
166 Councilwoman Call said she is speaking specifically on the uniform. She is not advocating banners in the  
167 parks.  
168 Callie Collyer said they had an email from Westlake for the kids to attend the high school summer camps.  
169 They have forwarded that on to the residents. Specifically for Girls Basketball but they have other  
170 programs. This helps the kids see what they excel at and what they might want to focus on.  
171 Councilwoman Baertsch thought if we were helping to advertise their programs, perhaps they could advertise  
172 our Splash at this time of year in their newsletters.  
173  
174 **5. Agenda Review:** -- Not covered tonight.  
175 a. Discussion of current City Council agenda staff questions.  
176 b. Discussion of future City Council policy and work session agenda items.  
177  
178 **6. Reports:**  
179 a. Mayor.  
180 b. City Council.  
181 Councilman Willden said the library board has identified the three people and they will be sending those  
182 names to the mayor to replace a spot on the board.  
183 Councilwoman Baertsch asked if we had an update on the Wildflower detention basin.  
184 Mark Christensen said they have had preliminary scheduling but doesn't think they have had that  
185 meeting yet.  
186 Councilwoman Baertsch indicated for residents that the open house in Eagle Mountain for the prison  
187 relocation is Tuesday, June 2<sup>nd</sup> from 4-9 pm at the Frontier Middle School. Splash is June 8-13<sup>th</sup> with  
188 lots of fun things going on. She recently found out that staff doesn't see minutes to make changes.  
189 She thinks staff should look at the minutes and make changes as the minutes are our legal record of  
190 what happened. Also, the computer in the Council chambers is in need of an update and hopes we  
191 can find that in our budget. Along Sunrise Meadows there is a missing piece of sidewalk and park  
192 strip on the NW corner. She thinks our Reports need to be done when the residents are here usually  
193 at the beginning of the policy session, she would like to see that change.  
194 Councilman McOmber would support that change. On Centennial Blvd. they ripped up asphalt near the  
195 turn to Talons Cove to access a pump station and the HOA was told the City was going to resurface  
196 in spring.  
197 Councilwoman Call said the Jordan River trail is now not flooded. The pump and back up pump both  
198 failed so they just got new pumps and installed them. River Conservation day was on May 14<sup>th</sup>, they  
199 had people out to clean up. Several news outlets came out and they appreciated the volunteers that  
200 came out and helped. As the Vice chair of the Jordan River Commission, she, along with the Chair  
201 and Executive director, she met with Representative Hutchings who helped facilitate a 1 million  
202 dollar appropriation between Utah Lake and Jordan River. She found out the 3-1 match was put in by  
203 an analyst and not a legislator and he will look into that to see if it can be removed due to an ethical  
204 conflict. As part of the \$500,000 appropriated for the Jordan River Commission they are  
205 implementing a new signage plan. Each city will put their own spin on it. The Get into the River  
206 festival will be held on May 30<sup>th</sup>. Utah County will be involved in festivities for the first time. There  
207 is a non-profit organization called Splore that will be at Inlet to launch canoes. We were contacted by  
208 Jordan River Commission and our Planning dept. got the TCC Innovation Award for innovative  
209 planning. IASIS will be opening June 1<sup>st</sup> and have a May 29<sup>th</sup> ribbon cutting. We are excited to have  
210 Coldstone and Rocky Mountain Chocolate Factory coming in on June 13<sup>th</sup>.  
211 Councilman Poduska asked how the phragmite control was doing.

212 Councilwoman Call said the entire coast line of Saratoga Springs has been treated at least one year. It's a  
213 three year project. From Eagle park in SSD down to Pelican point was treated last year. This year we  
214 will see continued Improvement. Meeting with representative Hutchings last week we have some  
215 leads for a better way to treat it so it doesn't come back. Fire is not the best way to treat it. We have a  
216 commitment from Aaron Eager to come train us and any interested parties on how to treat in the  
217 tributaries for the phragmite.

218 Councilwoman Baertsch thought we should invite the HOA's because most of them have phragmite in  
219 their tributaries.

220 Councilwoman Call said they will publish and give to us information for homeowners as well.

221

222 c. Administration communication with Council.

223 d. Staff updates: inquires, applications and approvals.

224 1. Discussion of design changes to Shay Park.

225 Items c. and d. were not discussed.

226

227 **Adjourn to Policy Session 6:55 p.m.**

228

229

230

231

232 Policy Session Minutes

233  
234 **Present:**

235 Mayor: Jim Miller

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

237 Staff: Mark Christensen, Kimber Gabryszak, Sarah Carroll, Kyle Spencer, Kevin Thurman, Jeremy Lapin,  
238 Chelese Rawlings, Jess Campbell, Nicolette Fike, AnnElise Harrison

239 Others: Carissa Allen, JD Allen, Chris Porter, Coleman Peck, Thomas Davies, Preston Ashton, J.

240 Klingonsmith, Keyara Gray, James Dock, Ray Dawson, Becca Crookston, Natasha Hodder, Sam Zeldy,

241 Mike Hathorne, Greg Haws, Stan Nau, Janice Nau, Bob & Cari Krejei, Scott Henrikson, Krisel Travis,

242 Justin Johnson, Elias de Santiago

243  
244 **Call to Order** 7:03 p.m.

245 **Roll Call** – A Quorum was present

246 **Invocation / Reverence** - Given by Councilman Poduska

247 **Pledge of Allegiance** - led by Councilman Willden

248  
249 **Public Input - Opened** by Mayor Miller

250 Melissa Brown brought another petition in regards to a fence along Centennial Blvd. as part of a new  
251 subdivision. They are urging the council to put pressure on the developer to remove the fence.

252 Councilman McOmber responded that they are working with the developer and if they go back to look there  
253 are little red tapes in areas they are asking the developer to remove.

254 **Public Input - Closed** by Mayor Miller

255  
256 **Awards, Recognitions and Introductions**

- AnnElise Harrison presented two volunteers who need to step down from all the work they do in Civic Events. She Presented Natasha Hodder and Rebecca Crookston. Natasha was one of the original volunteers who helped form the City Civic Events Committee and has served in many capacities over many years. She started many of the events they do today. Rebecca Crookston has volunteered for over 5 years and has helped on almost every committee. These ladies were honored and given awards from the City.

263  
264 Policy Items

265  
266 1. **Update regarding the Pony Express Parkway Project.**

267 2. **Consent Items: (Consent Items are those which have been discussed beforehand, in a public meeting**  
268 **are non-controversial or may not require further discussion)**

269 a. **Final Plat for Talus Ridge Plat C located at 1000 West Talus Ridge Blvd, Edge Homes, applicant.**

270 i. **Resolution R15-20 (5-19-15): Addendum to resolution of the City of Saratoga Springs**  
271 **pertaining to the City Street Lighting Special Improvement District to include additional**  
272 **subdivision lots. (Talus Ridge Plat C)**

273 b. **Preliminary and Final Plat for Crossroads Ranchettes located at 1536 North Redwood Road,**  
274 **Thomas Davis, applicant.**

275 i. **Resolution R15-21 (5-19-15): Addendum to resolution of the City of Saratoga Springs**  
276 **pertaining to the City Street Lighting Special Improvement District to include additional**  
277 **subdivision lots. (Crossroads Ranchettes)**

278 c. **Minutes:**

279 i. **May 5, 2015.**

280  
281 Scott Hendrickson with Jakes and Associates, consultants for UDOT, came to update the City on the project.

282 It is a road widening project along Pony Express. It will contain a dedicated center turn lane and a signal  
283 light on 200 West. That light will be timed with a signal light on Redwood Road that will be

284 repositioned. The other part of the project is that from the western boundary of the middle school to

285 Porters Crossing. There will be a trail up into Eagle Mountain. It should begin the 1<sup>st</sup> of June and they  
286 hope to be completed when school starts.  
287 Councilwoman Baertsch said there has been a lot of road construction and there are big bottle neck times.  
288 She asked that they not have lanes shut down during commute times. Our City celebration is June 8<sup>th</sup> to  
289 the 13<sup>th</sup> and on that Saturday could we be sure all those lanes are open.  
290 Scott Hendrickson noted he was aware of those dates and believed it was in the contract not to work on those  
291 dates.  
292 Councilman McOmber asked if there would be a dedicated right turn from Pony Express onto Redwood  
293 Road. Right now you have to wait behind all those cars turning left.  
294 Scott Hendrickson wasn't sure at this time.  
295 Mark Christensen said he would have Jeremy Lapin look into that and respond with an email.  
296 Councilwoman Call also wanted to know about a dedicated right turn. She said when the utilities were put in  
297 they were put in further out and do we know if they are still outside of this three lane width.  
298 Scott Hendrickson did not know at this time but would ask at the preconstruction meeting.  
299 Mark Christensen said they have been in contact with UDOT to start having the 5 lane conversation. Jeremy  
300 Lapin has been attending and he will update them on that at a later time.  
301 Councilwoman Call appreciates the 3<sup>rd</sup> lane but asked do we have a number on how many go straight? She  
302 doesn't think it will be as much of a drop off in the numbers as was thought; she thinks the 5 lane need  
303 will be sooner than later.  
304 Councilman McOmber thought the five lanes was planned going south and keeping it smaller in front of the  
305 schools.  
306 Councilwoman Call asked if there was talk of a crosswalk across Redwood Road at this point. The only legal  
307 crossings on Redwood Road until the crossroads are Grandview Blvd and Pioneer Crossing.  
308 Mark Christensen said it would be a question to ask the engineer.  
309 Scott Hendrickson said he would pass that along. He had an update on the pioneer crossing, they had hoped it  
310 would be complete by the first of June but the weather has not cooperating and they are not able to  
311 complete the micro surfacing until it warms up. They are scheduled to come back on June 15<sup>th</sup>.  
312  
313 Mayor Miller noted there was a request to hold item b.  
314  
315 Councilman McOmber had a minute change on line 71: he thought it should be the same or better.  
316 Councilwoman Call and Councilwoman Baertsch emailed changes earlier.  
317

318 **Motion made by Councilman McOmber to approve the Consent Calendar items a. and c. Seconded by**  
319 **Councilwoman Call.**

320  
321 Councilwoman Call noted a change in the minutes that she noted for Councilwoman Baertsch was after  
322 discussing the water separator Councilwoman Baertsch made the comment to not have it during  
323 Splash.  
324

325 **Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call,**  
326 **Councilman Poduska. Motion passed 5 - 0.**

327  
328 **Item b.**

329 Councilwoman Baertsch wanted clarified in the conditions that it stated parcel A would be put with lot 1 and  
330 we need to make sure to which exhibit it was referring to. It needed to be the Preliminary plat exhibit.  
331 Kimber Gabryszak suggested rewording condition 4. that "Parcel A shall be combined with Lot 1 of the  
332 Crossroads Ranchettes Lot 1a, as identified in exhibit D to the staff report," and the rest of the condition.  
333

334 **Motion made by Councilwoman Baertsch to approve Preliminary and Final Plat for Crossroads**  
335 **Ranchettes located at 1536 North Redwood Road, Thomas Davis, applicant. And Resolution R15-**  
336 **21 (5-19-15): Addendum to resolution of the City of Saratoga Springs pertaining to the City Street**  
337 **Lighting Special Improvement District to include additional subdivision lots. Including all staff**

338 findings and conditions and amending condition 4. to add that parcel A shall be attached to lot 1 as  
339 identified in exhibit D of the staff report dated today. Seconded by Councilwoman Call.  
340

341 Kevin Thurman asked if they could delegate to staff to approve the name change of the subdivision.  
342 Councilwoman Baertsch amended the motion to delegate to staff to approve the name change of the  
343 subdivision.  
344 Councilwoman Call accepted the amendment.

345  
346 Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call,  
347 Councilman Poduska. Motion passed 5 - 0.  
348

349 **3. PUBLIC HEARING ITEMS:**

- 350 **a. Public Hearing: Adoption of the City of Saratoga Springs Fiscal Year 2015-2016 Budget.**  
351 **i. Ordinance 15-19 (5-19-15): An Ordinance adopting the City of Saratoga Springs Municipal**  
352 **Budget for Fiscal Year 2015-2016, adopting a Pay Plan, and establishing Compensation for its**  
353 **Elected and Appointed Officials; and establishing an effective date.**

354 Chelese Rawlings presented the budget to be adopted. She clarified about the ongoing cost for the payment  
355 voucher, it consists of the number of W-2's that they provide every year. They budgeted for 350 of them  
356 but they may come in under that which would be a savings.  
357

358 **Public Hearing - Opened** by Mayor Miller

359 No comments at this time.

360 **Public Hearing - Closed** by Mayor Miller

361  
362 Councilman Willden reiterated his appreciation for staff and that they don't shoot for the moon on their  
363 budget requests. He is comfortable with what is here.

364 Councilwoman Baertsch had another question, on the general fund police overtime adjustment, in this  
365 adjustment period it says it's ongoing but there is nothing in this years on that first page.

366 Chelese Rawlings said it is on there, just not on the spreadsheet.

367 Councilman McOmber appreciated all the work that has gone into this. He suggested that if we could  
368 highlight the changes made each time so it's faster to go through on subsequent readings that would be  
369 helpful.

370 Councilwoman Call has not been able to clarify on the Inlet Park outfall, source, and storage, those are large  
371 expenses. It seems larger than what is in the balance right now, how are those being funded?

372 Mark Christensen responded that for the sewer outfall part of those are being paid for by the contribution  
373 from the church in addition to the road impact fee funds and other project funds to make up the delta.

374 These are all things we have cash for; it's broken up amongst the funds and is in escrow right now. Once  
375 they expend the funds they can do an immediate draw down.

376 Councilwoman Call commented that the adoption tonight was just the budget itself and that the budget  
377 document would be coming back to be approved in August. She noted that the document had many  
378 things to change still and she appreciated there was a lot of work behind it all and thanked staff for all the  
379 hard work.

380 Councilman Poduska commented that because of the good practices we have had in place like out-of-the-box  
381 thinking and seeking grants we have done well and have a Moody rating of AA.

382 Councilman McOmber noted that the AA rating was the best rating we could get for a city of our size.  
383

384 Motion by Councilman Willden to approve the City of Saratoga Springs Fiscal Year 2015-2016  
385 Budget. Ordinance 15-19 (5-19-15): An Ordinance adopting the City of Saratoga Springs  
386 Municipal Budget for Fiscal Year 2015-2016, adopting a Pay Plan, and establishing Compensation  
387 for its Elected and Appointed Officials; and establishing an effective date. Seconded by  
388 Councilman McOmber.  
389

390 Mark Christensen mentioned that we needed to set a certified tax rate with a separate ordinance. They  
391 have not received the numbers from the County and it will need to be approved later. It is a no tax  
392 rate increase, the new money would be new growth.

393 **Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call,**  
394 **Councilman Poduska. Motion passed 5 - 0.**

395  
396 **b. Public Hearing: Amendments to Legacy Farms Community Plan located at 400 South Redwood**  
397 **Road, DR Horton, applicant.**

398 Kimber Gabryszak presented the Community Plan amendments. The applicants are requesting approval of  
399 several amendments to the Legacy Farms Community Plan to clarify architectural repetition limitations,  
400 and other amendments. She reviewed Planning Commission recommendations. The Planning  
401 Commission modified the condition that if they had the same floor plan of three in a row that one be  
402 flipped. They also recommended concrete for the Redwood Road trail. She reviewed the Repetition  
403 rules. The applicants requested to have 10 of the same type of cottage lots (3 styles) at the entrances of  
404 the development to have a certain feel for the development. Staff was in support of the change to the  
405 shared lanes. The trails master plan calls for concrete along Redwood Road. The applicant has requested  
406 those trails be asphalt. Staff recommends Concrete be along Redwood Road as city would be maintaining  
407 the trail. Staff thought this was fair to other developers that are required to do concrete.

408 Krisel Travis noted that throughout the PC zoning they have, they are allowed to make changes for the  
409 development. There was a fuzzy area where they felt they represented that they wanted to have asphalt  
410 on those trails. They wanted to match the asphalt that was there. After the last Planning Commission she  
411 discussed with Boyd Martin and they decided that if they can put in asphalt they would maintain the trail.  
412 She hopes to get a grading permit next week.

413  
414 **Public Hearing - Opened** by Mayor Miller

415 No comments at this time

416 **Public Hearing - Closed** by Mayor Miller

417  
418 Councilman McOmber said they had a development along the west side of Redwood Road that put in a  
419 cement trail and part of the agreement was that the east side of Redwood Road would have asphalt. But  
420 SSD maintains that trail. He feels now with Legacy Farms maintaining the asphalt trail it is consistent  
421 with what is already happening. Some users like asphalt and some like cement. He thanked them for their  
422 willingness to take care of the trail. He is in favor of asphalt along Tickville wash as well.

423 Councilwoman Call echoes Councilman McOmber's comments and likes the continuity. She had questions  
424 about the oil water separators and if there would be an issue with run off or federal standards with the  
425 shared lane modification.

426 Kimber Gabryszak responded that Jeremy has reviewed the plans and the design is acceptable.

427 Councilwoman Call asked about the housing type, because this is a development that is not already in, and  
428 because they are wearing multiple hats at this time in the process, she appreciates when the city functions  
429 not as a giant HOA in different types of houses and materials. We adopt a master development  
430 agreement or community plan and there are some other vehicles in place to what color and materials  
431 things can be. There are proper roles for the proper people and she doesn't think the City, long term for  
432 any development, should be telling people what colors and floor plans they can have. This is a unique  
433 situation but moving forward she is looking forward to them working together. She appreciates the out of  
434 the box thinking and appreciates their work, and the opportunity they gave Council to say yes.

435 Councilman Poduska is fine with the asphalt and the repetition. He is ok with the plant and shared lane  
436 change. He is not quite sure what was happening with the plant in the shared lane.

437 Kimber Gabryszak said the trees will be more opportunistic planting so it's not right behind the driveway.

438 Councilman Willden is in agreement with the asphalt since there is consistency with the maintenance and  
439 meeting the existing asphalt. He thinks that demonstrates that they are being fair to all the developments  
440 coming in. He wanted to clarify if they were going to motion that the middle house would be flipped if  
441 three were in a row. He asked about the same houses at the entrance.

442 Kimber Gabryszak said they could make the motion that the middle one be flipped. For part of the entrance  
443 features they requested 10 right at the entrance (5 on each side) for the cottage lots to establish a theme.  
444 Krisel Travis said they look good and there are different floor plans, it's just the three styles.  
445 Councilwoman Baertsch suggested that the middle unit be flipped, she thought that was the Planning  
446 Commissions intent.  
447 Krisel Travis commented that because of the several styles they will look different, you wouldn't need to flip  
448 them but they are happy to comply.  
449 Councilwoman Baertsch asked on the cottage lots variation, she ok with the 5 in a row being the same style  
450 but she wanted to know if the verbiage as it stands is enough that they will have to have different floor  
451 plans next to each other still?  
452 Krisel Travis replied that all the other architectural rules still apply.  
453 Councilwoman Baertsch thinks the shared lanes will be better with the change clarifying they are concrete.  
454 As far as the trail, thank you for taking the maintenance. It makes sense to have a variation of trails and  
455 she is thrilled to have the asphalt continuation there.  
456

457 **Motion made by Councilman McOmber to approve the Amendments to Legacy Farms Community**  
458 **Plan located at 400 South Redwood Road, DR Horton, applicant. And approve all Findings and**  
459 **Conditions in the Staff Report, with the following new findings:**

460 **4. Section 19.26 of the code allows for variation from city standards if approved as part of a**  
461 **Community Plan.**

462 **5. The use of asphalt for the Redwood Road trail maintained by an HOA is consistent with nearby**  
463 **developments on the East side of Redwood Road in the southern portion of the city.**

464 **6. The applicant is willing to take responsibility for ongoing maintenance of the Redwood Road**  
465 **trail as the use of asphalt will be a significant cost savings to the applicant.**

466 **And additional conditions**

467 **2. a. The materials for regional trails shall be asphalt.**

468 **3. In consideration of the significant cost savings in materials the Redwood Road trail shall be**  
469 **maintained by the applicant, HOA, or successor.**

470 **4. The CP shall be edited as directed by the council: if three units of the same floor plan are**  
471 **placed in a row the middle floor plan must be reversed.**

472 **Seconded by Councilman Poduska. Aye: Councilman Willden, Councilwoman Baertsch,**  
473 **Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion passed 5 - 0.**  
474

475 **c. Public Hearing: Notice of Proposed Sale of Real Property located near McGregor Lane and**  
476 **Harbor Bay Drive to Casey Development, LLC.**

477 Kevin Thurman remarked on the background of this parcel. The City acquired this property in 2013 in a  
478 foreclosure proceeding that was initiated due to the fact that the previous owner defaulted with its  
479 payments to the City's Special Improvement District. The adjacent property owner, Casey Development,  
480 has approached the City offering to purchase the Property to include it with the development of the  
481 Catalina Bay project.  
482

483 **Public Hearing - Opened by Mayor Miller**

484 No comments at this time.

485 **Public Hearing - Closed by Mayor Miller**  
486

487 Councilman McOmber had a question about the foreclosure and what funded the purchase.

488 Mark Christensen replied it was originally funded from our SID (water) escrow fund and we will reimburse  
489 those funds and then there will be residual.

490 Kevin Thurman noted that the costs of the foreclosure proceedings were less than \$15,000.  
491

492 **Motion made by Councilwoman Baertsch to approve the proposed sale of real property located near**  
493 **McGregor Lane and Harbor Bay Drive to Casey Development, LLC in the amount of \$163,710.00.**  
494 **Including all findings. Seconded by Councilwoman Call. Aye: Councilman Willden,**

495 **Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska.**  
496 **Motion passed 5 - 0.**  
497

498 **4. ACTION ITEMS:**

499 **a. Site Plan for AutoZone located at 1536 North Redwood Road, Colby Anderson, applicant.**

500 Sarah Carroll presented the site Plan. They are requesting a 16' setback on the east side of the building. The  
501 landscape plan meets the Code requirements. They are proposing a monument sign. They are requesting  
502 4 wall signs. Planning Commission recommended only a third wall sign be approved.

503 Councilman Poduska felt the applicant had complied with all the recommendations from the Urban Design  
504 committee. He commented that with its location with a 360° view he is fine with the 4 wall signs.

505 Councilman Willden wanted to address the signs. He would like to get rid of the notion that it's up to the  
506 Council to decide between two to four signs so it doesn't keep coming back to them and it's consistently  
507 applied. He doesn't see the need to restrict it from 4 down to two.

508 Councilwoman Baertsch thanked them for making the architectural changes and for following the code.

509 There are some things in code that say when they can and can't allow for the 3<sup>rd</sup> and 4<sup>th</sup> signs. She  
510 believes the code says you can't face signs toward the undeveloped lot (east) and although it will be  
511 business in the future, for now it's signs and lights into residential areas.

512 Councilman Poduska believes there is an exception because it faces a road.

513 Councilwoman Baertsch remarked that as far as the sign on the north side she can see that being allowed,  
514 cautiously. It makes the most sense to have a sign on the north and south and the monument on the west  
515 is already there. She could possibly grant a third sign but not a fourth. And she is fine with the setback.

516 Councilman McOmber commented that the setback was fine. He noted he has seen little changes around the  
517 valley and that they start little but grow. He appreciates Councilman Willden's comments but he thinks  
518 two signs with an exception to three is the better language. With the monument sign it's really 5 they are  
519 asking for. It all becomes visual clutter and not so effective. He is not ok with one sign on the east side.  
520 North and south are ok to allow for the three total. He would suggest they reconsider the sign on the west  
521 because there is already a monument. This is a different community; we are trying to create a long-term  
522 view and vision.

523 Councilwoman Call agrees with a lot of what has been said. We have good code and good individuals on the  
524 code committee. The setback is not a full setback and she is ok with that. She does not have a problem  
525 with the reduction. On the signs she would be for allowing a third sign only. The east side will face the  
526 residential area for some time and would not like it on that side. She would prefer two signs but the  
527 applicant meets the code criteria for a third sign so she will approve the third sign.

528 Councilman Willden thinks there is too much discretion that it always comes to Council to decide and it  
529 could just be a staff item.

530 Councilman Poduska asked if all of these were all to be illuminated signs.

531 Colby Anderson replied yes they were.

532 Councilman Poduska said that under that circumstance that code eliminated the 4<sup>th</sup> sign.

533 Councilwoman Baertsch wondered with the lot line adjustment, why they can't make it so it doesn't go  
534 through parking stalls.

535 Colby Anderson replied it is just the way the infrastructure lined up and the pavement will be installed that  
536 way. When the lot to the south is developed it would be connecting onto that. There will be a cross  
537 access agreement in place, it's not typical but it's the way the site laid out in this instance. All parties  
538 were in agreement. With the recorded easement both owners will have a say in how that piece of the  
539 property is maintained.

540 Mark Christensen said the cross access easements within commercial lots are fairly ordinary. It generally  
541 works itself out.

542 Colby Anderson said they are just moving parallel to what was laid out.

543  
544 **Motion made by Councilwoman Call to approve the Site Plan for Auto Zone located at 1536 North**  
545 **Redwood Road, Colby Anderson, applicant, with all Staff Findings and Conditions. Allowing a**  
546 **third building sign. Seconded by Councilman McOmber.**  
547

548 Councilwoman Call amended the motion to say with three wall signs on the non-east side.  
549 Councilman McOmber accepted the amendment.

550  
551 Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call,  
552 Councilman Poduska. Motion passed 5 - 0.  
553

554 **b. Award of the City of Saratoga Springs Phone System Contract**

555 Mark Christensen The current phone system is currently not working. The system is old, out dated, and  
556 replacement parts are unavailable. Rocky Mountain's software lets us handle the system ourselves. It's  
557 pretty easy to use in house. We recommend that we will amend this year's budget at the last meeting in  
558 June to incorporate this cost.

559 Councilwoman Baertsch explained that she had spoken with Daniel earlier because there was some  
560 confusion in the company names and which bid the staff was recommending. There were several bids all  
561 using a version of the name Rocky Mountain. They are all the same company, but the different levels of  
562 data and service. It's the first one, the least expensive, that is being recommended, Rocky Mountain-Gig.  
563 Mark Christensen mentioned that they compared all the levels of service and this was the solution they felt  
564 best for them and it will allow for growth.

565 Councilman McOmber liked that we could grow with Rocky Mountain too. He would recommend that we  
566 put in our three and five year plans to look at as we grow. The Cloud is something we would want to  
567 consider and more end to end technology packages. To make sure our 5 year plan on communication and  
568 tele-conferencing is part of that plan.

569 Councilwoman Call noted that where we don't have a professional person in house, she felt she could offer  
570 the services of herself and her husband to help with this project. She is in favor of the least expensive  
571 option, which is the one put forward.

572 Mark Christensen noted that the current company decided not to propose a bid.

573 Councilman Poduska was fine with the proposed bid.

574  
575 Motion made by Councilman Poduska to approve the awarding of the City of Saratoga Springs phone  
576 system contract to Rocky Mountain Voice and Data for the amount of \$34,253. Seconded by  
577 Councilwoman Baertsch. Aye: Councilman Willden, Councilwoman Baertsch, Councilman  
578 McOmber, Councilwoman Call, Councilman Poduska. Motion passed 5 - 0.  
579

580 5. REPORTS OF ACTION. None.

581  
582 6. Motion to enter into closed session for the purchase, exchange, or lease of property, pending or  
583 reasonably imminent litigation, the character, professional competence, or physical or mental health of  
584 an individual.

585  
586 No need for Closed Session.

587  
588 Policy Meeting Adjourned at 8:30p.m

589  
590  
591 June 2, 2015

592 Date of Approval



593  
594  
595  
596  
597

Mayor Jim Miller

Lori Yates, City Recorder