
City Council Regular Meeting

DEPARTMENT: Development Services

FROM: Tony D. McIlwain, Development Services Director

MEETING: February 17, 2025

SUBJECT:

Receive a report, hold a discussion and provide staff direction regarding proposed amendments to the Public Improvement District (PID) policy.

SUMMARY:

On May 6th, 2024, City Council directed the City Manager to review the city's existing PID policy with the Policy and Valuation Committee. Staff discussed the PID policy with the Council Policy and Valuation Committee on August 21, 2024, and January 22, 2025. The Committee directed staff to move the proposed revisions to Council for further discussion and consideration.

Some of the substantive changes to the policy include:

- The draft revisions to the PID policy include the removal of the "Types of PIDs" section detailing Capital PIDs and Operation and Maintenance (O&M) PIDs. Staff is of the determination that this is overly restrictive for a developer.
- Staff has revised the initial deposit of the "Professional Services Reimbursement Agreement" to reflect an initial amount of \$7,500, with additional \$10,000 increments when deposit balance reaches \$2,500.
- The "PID Petition" and "Service and Assessment Plans" sections have been removed. These sections simply referenced state law.
- Staff has removed the tax cap, to allow Council more discretion when evaluating PID petitions.

RECOMMENDATION:

Staff recommends that the Council discuss the proposed amendments and provide further direction.

PRIOR ACTION/INPUT (Council, Boards, Citizens):

May 6, 2024: Staff provided City Council a presentation on Public Improvement Districts (PID) and the city's current PID policy.

August 21, 2024: The Council Policy and Valuation Committee directed staff to prepare draft policies for further discussion.

January 22, 2025: The Council Policy and Valuation Committee directed staff to present the proposed amendments to the PID policy to the City Council for further discussion and consideration.

REFERENCE:

Insert CSO# if applicable

Insert resolution or ordinance change

FISCAL IMPACT:

Proposed Expenditure/Revenue: n/a

Account Number(s):

Fund:

Account Description:

STAFF CONTACT:

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