



Minute Order to Amend the Public Improvement District (PID) Policy

CITY COUNCIL: MARCH 24, 2025

Purpose

- The purpose of this minute order is to amend the current Public Improvement District (PID) Policy.
- A PID can be used for a variety of public community improvements, including parks, fountains, landscaping, infrastructure and other non-utility enhancements.
- The City's current PID Policy has a tax cap and includes two types of PIDs: Capital and Operations and Maintenance.

Background

- The City Council approved the original PID Policy on March 3, 2006 and amended it on November 12, 2018.
- On May 6th, 2024, City Council directed the City Manager to review the city's current 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.
- On February 17th, 2025, City Council directed the City Manager to move forward with staff's proposed revisions to the current PID Policy.

Proposed Revisions to PID Policy

- Substantive Changes:
 - i. 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.
 - ii. 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.
 - iii. The “**PID Petition**” and “**Service and Assessment Plans**” sections have been removed. These sections simply referenced state law.
 - iv. Staff has removed the tax cap, to allow Council more discretion when evaluating PID petitions.

Recommendation

- Staff recommends the City Council approve the minute order to amend the PID Policy.