

**Pleasant Grove City  
City Council Regular Meeting Minutes  
February 16, 2016  
6:00 p.m.**

PRESENT:

Mayor: Michael W. Daniels

Council Members: Dianna Andersen  
Eric Jensen  
Cyd LeMone  
Ben Stanley  
Lynn Walker

Staff Present: Scott Darrington, City Administrator  
David Larson, Assistant to the City Administrator  
Denise Roy, Finance Director  
Deon Giles, Parks and Recreation Director  
Dave Thomas, Fire Chief  
Mike Smith, Police Chief  
Kathy Kresser, City Recorder  
Ken Young, Community Development Director  
Marty Beaumont, Public Works Director  
Sheri Britsch, Library and Arts Director  
Tina Petersen, City Attorney

The City Council and Staff met in the City Council Chambers at 86 East 100 South, Pleasant Grove, Utah.

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**1) CALL TO ORDER**

Mayor Daniels called the meeting to order and noted that all Council Members were present.

**2) PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Council Member Andersen.

**3) OPENING REMARKS**

The opening remarks were given by Council Member Stanley.

**4) APPROVAL OF MEETING'S AGENDA**

City Administrator, Scott Darrington, noted that Item 10F will be continued to March 1, 2016.

**ACTION:** Council Member Stanley moved to approve the agenda with the aforementioned change. Council Member Jensen seconded the motion. The motion passed with the unanimous consent of the Council.

5) **OPEN SESSION**

Mayor Daniels opened the open session.

Donna Jolley gave her address as 1380 East 150 North and reported that she distributed surveys to those interested in expressing what they feel the City's priorities should be at this time. She encouraged those in attendance to reflect on who will be paying for the bonds that are passed by the City. She stated that the debts will be the responsibility of citizens' children and grandchildren.

Steve Phelon gave his address as 731 North Coulson Drive, in Lindon, and noted that while he is not a resident of Pleasant Grove, he has several family members who live in the City. He requested additional time to speak during the open session.

**ACTION:** Council Member Stanley moved to suspend the three-minute time limit for Mr. Phelon to comment. Council Member Walker seconded the motion. The motion passed with the unanimous consent of the Council.

Mr. Phelon distributed a map to the Mayor and Council. He then expressed that all of the work he has ever done in Pleasant Grove has been in the best interest of the City, and not for the benefit of his own agenda. Mr. Phelon read a letter he wrote to the City Council regarding comments he made during the February 2, 2016 Council Meeting. The letter also addressed his concerns related to the 4000 North sewer. The aforementioned map displayed sewer lines in the City, and in particular, the lines that were paid for by the City. Mr. Phelon explained that he created a list of neighborhoods that did not receive any financial assistance from the City and either paid for their sewer lines on their own and/or from improvements made by developers. In addition, he also made a list of residents within the annexation area that will still need sewer service, even after the sewer line on 4000 North is installed.

Mr. Phelon referenced Pleasant Grove City residents, Roy Taylor and Tracy Flinders, who each had dilemmas related to accessing sewer services. It was noted that the Flinders Family was forced to annex into Cedar Hills in order to avoid paying an exorbitant fee to connect to a sewer line owned by Cedar Hills. After paying a considerable expense later (or, according to Mr. Phelon, what was five times more than was offered to residents currently living on 4000 North two weeks earlier), the Flinders Family was able to annex back into Pleasant Grove. Mr. Phelon noted that residents now have one of two options. They can either pay for their own line or hook onto a line that is already available through Cedar Hills. There was further review of the map distributed by Mr. Phelon.

Mr. Phelon continued reading his letter to the City Council and stated that the City is still divided, as evidenced by the last two elections. In his letter, he argued that the divide is attributed to the secret agendas of members of both the current and previous Councils. He implored the City

Council to do what is best for the City and to not follow the mistakes that have preceded the current staff and elected officials.

Mayor Daniels asked Mr. Phelon if he would be willing to submit the documentation used in creating the map of the City's sewer lines, particularly with respect to the costs associated with each line. Mr. Phelon stated that he would need to access archives in order to obtain specific information related to costs. He reviewed in greater detail the nature of his conversations with Messrs. Taylor, Flinders, and Mills, all of whom were offered sewer services by the City 20 years ago.

Council Member LeMone asked if the Council, or specific members of the Council, have ever been accused of having a secret agenda. She stated that neither the City Council, nor individual members of the Council, have secret agendas.

Pete Blake gave his address as 29 South 2000 West and thanked the Mayor and Council for their vote regarding the proposed church property that was discussed last week. He was also very pleased by the process that took place in weighing that item.

There were no further public comments. Mayor Daniels closed the open session.

6) **CONSENT ITEMS**

- a) **To consider for approval of payment vouchers for February 4, 2016.**

**ACTION:** Council Member Jensen moved to approve the consent item. Council Member Andersen seconded the motion. The motion passed with the unanimous consent of the Council.

7) **BOARD, COMMISSION, COMMITTEE APPOINTMENTS**

- a) **To consider for approval the appointment of Jim Glenn as a Beautification Board Member.**

**ACTION:** Council Member Stanley moved to approve the appointment of Jim Glenn as a Beautification Board Member. Council Member Jensen seconded the motion. The motion passed with the unanimous consent of the Council.

Mr. Glenn stated that he has lived in Pleasant Grove for 25 years and has worked in Salt Lake as a Research Analyst at the LDS Church Headquarters. He is an avid cyclist, and enjoys working in his yard. He enjoys the community and is excited to be more involved with City activities.

- b) **To consider for approval the appointment of Valerie Draper as the Little Denmark Neighborhood Chair.**

Ms. Draper stated that the Little Denmark Neighborhood is a great neighborhood. She loves the outdoors, people, and helping where there is a need.

**ACTION:** Council Member Stanley moved to approve the appointment of Valerie Draper as the Little Denmark Neighborhood Chair. Council Member Andersen seconded the motion. The motion passed with the unanimous consent of the Council.

- c) **To consider for approval the appointment of Steve Allred, Bruce Simon, Rocky Steele and Cindy Boyd as members of the Downtown Advisory Board.**

**ACTION:** Council Member LeMone moved to approve the appointment of Steve Allred, Bruce Simon, Rocky Steele, and Cindy Boyd as members of the Downtown Advisory Board. Council Member Andersen seconded the motion. The motion passed with the unanimous consent of the Council.

8) **PRESENTATIONS**

- A) **CERTIFICATES FOR GRADUATES OF THE LEADERSHIP ACADEMY.**  
*Presenter: Administrator Darrington.*

Administrator Darrington announced that they recently finished the third round of the Leadership Academy, which is a training program for City Staff. The Academy is comprised of 10 employees, and the curriculum is based on book entitled *Endurance*, regarding an expedition to Antarctica that took place about 100 years ago. The book details the various trials the expedition faced, as well as the leadership principles exercised along the way. Over the course of six weeks, each member of the Leadership Academy identifies and presents a specific leadership quality as identified in the book.

Administrator Darrington described the benefits the training has provided City Staff. He recognized the following graduates: Mike Smith, Heidi Peterson, Doreen McDade, Carolyn Corney, Corey Cluff, Brad Carlile, Bill Candland, Dusty Boren, Karen Bezzant, and Marty Beaumont.

The next 10 employees began the Leadership Academy two weeks ago, and they will be presented sometime at the end of April. In response to a question from Council Member Stanley, Administrator Darrington explained that an email is sent out to the department heads and they choose someone from their department to attend the training. Council Member Andersen added that that the training is very valuable and noted that there is a PBS special that highlights the expedition.

- B) **PROPOSAL TO BUILD PRIVATELY FUNDED SPLASH PAD AT DOWNTOWN PARK.**

Administrator Darrington explained that a group of residents approached the City about fundraising for a splash pad at the Downtown Park. The residents are seeking a commitment from the City if they are able to raise the funds needed.

Heidi Blackwelder reported that she lives at 90 South 1300 East and stated that in 2012 the citizens ranked their highest interests for revitalizing the Downtown Park by way of a survey. The item

that was ranked the highest was a splash pad and/or water features. She explained that there are about five friends and neighbors who have been developing the idea. They feel that a splash pad would improve downtown traffic, bring visitors to Pleasant Grove, support local businesses, and make the City a more desirable place to live.

Ms. Blackwelder noted that while the City has proposed some of these features in the Downtown Park before, progress has been stalled due to lack of funding. They believe the beautification project will unite the community in a common goal, similar to what happened with the Discovery Park many years ago. Ms. Blackwelder stated that they hope to complete the preliminary planning sometime this spring and begin fundraising this summer and fall. The best case scenario is to start construction next year, although depending on grant cycles and fundraising efforts, construction may not start until 2018. Ms. Blackwelder stated that they are seeking the City Council's support and commitment to the Downtown Park land for this project.

Mayor Daniels replied that the Council cannot provide a direct answer tonight, as this should be an agenda item at a Work Session. Ms. Blackwelder added that they plan on meeting every week and involving a member of the staff. Mayor Daniels suggested that they involve Parks and Recreation Director, Deon Giles, as this falls within his area of responsibility. Council Member LeMone commented that she would also like to be involved and represent the City Council in this project.

#### **C) JUDGE BULLOCK TO DISCUSS THE PROSECUTOR POSITION.**

Judge Bullock expressed concern that not much has been done with regard to the Prosecutor position. He stated that they need to secure the funding for the position and noted that in the last 25 years the City has gone through 18 Prosecutors. The high turnover rate with the position is very disruptive to the Court and Law Enforcement.

Mayor Daniels agreed that now is a great time to discuss the matter, as they are reviewing a new budget cycle. Administrator Darrington stated that they either need to take action sometime in the next couple of weeks or wait until the new budget cycle, which begins July 1. Staff is currently assessing the funding necessary to make the Prosecutor position full-time. He suggested that this item be discussed at the March 1 City Council Meeting.

City Attorney, Tina Petersen, noted that the current part-time Prosecutor was presented with a job offer he has been considering. The Prosecutor has been actively seeking full-time employment for about six months; therefore, this is a time sensitive matter if they want to keep the current individual. Mayor Daniels remarked that with recent legislative changes pertaining to criminal cases, additional burdens have been placed on municipal courts. There was continued discussion regarding the previous discussions that have taken place on this issue.

#### **D) PRESENTATION BY THE HISTORIC COMMISSION REGARDING THE CCC BUILDINGS LOCATED AT 285 WEST 1100 NORTH. *Presenter: Director Giles.***

Director Giles introduced the item and the Historic Commission Chair Korman King approached in about the CCC buildings that are located on the Bureau of Land Reclamation property. The

Bureau would like to expand their operation and they need to either demolish the buildings or relocate them and Mr. King wondered if the City might be interested in them. He then introduced Mr. King.

Korman King, from the Historic Preservation Commission gave his address as 1670 North 70 East. He introduced Zachary Nelson, PhD, an Archeologist with the Federal Bureau of Reclamation. Mr. King noted that Mr. Nelson initiated this item in December, and brought to the Commission's attention that the buildings in question are still in great condition for having been built in the 1930s. The buildings belong to the Civilian Conservation Corps (CCC). Mr. King presented historical photos of the buildings and landscaping in the 1930s and 1940s. They were housed on a camp of about 13 acres and were part of around 20 other similar buildings. They were built using military plans and were run by military officers. The young men who worked at the camps were civilians, who were known as Franklin D. Roosevelt's "Tree Army".

Current photos of the buildings were presented. Mr. King stated that they are in great condition. One of the buildings was moved in 2002. Mr. King stated that he has a Memorandum of Agreement that was amended to allow Pleasant Grove City to move them rather than have them demolished. If the City doesn't want to move them, the Historic Preservation Commission plans to advertise in Pleasant Grove, Lehi, American Fork, and Lindon for citizens to take ownership of the buildings. Mr. King presented additional slides and photos detailing the history of the buildings and the men who ran them. He read a statement from Curtis Miner, an Architect on the Historic Preservation Commission. Mr. Miner's statement was as follows:

*"Buildings are not historically significant simply because they are old. The value of historic buildings lies in why they were made, how they are associated with significant events in the history of a place, and who built them".*

Mr. King also read a statement from Emily Varney, also a member of the Historic Preservation Commission:

*"Not many of us remember the Great Depression or World War II, but this building is a physical piece of our Pleasant Grove history that will bring those years to life for our children and grandchildren. We cannot travel through time, but we can preserve this as a gift for future generations".*

Mr. King explained that the buildings could possibly be converted into a museum. In order to do so, they will need to relocate the Mess Hall, which is built as slab on grade. The buildings were created, so they could be built in Spokane, Washington, and shipped wherever they needed to go. They were not actually built by the members of the CCC. It was required that local businesses construct them as a way of infusing the local economy during the Great Depression.

Moving the Mess Hall would need to be done as one unit and a foundation will need to be built for the structure. The building can be disassembled into its modular 10-foot sections with the help of volunteer work and expert guidance. A relocation site needs to be identified. Mr. King stated that the Commission has several suggestions as well as pros and cons to each suggested site. The site will need to be prepared with a cement pad or foundation as well as additional infrastructure

upgrades such as utility hookups, ongoing maintenance, new paint, roofing, and other weathering obligations.

Mr. King stated that the Bureau of Land Reclamation needs the buildings moved by no later than June 2016, in order to move forward on work they will be doing on the land. Mr. Nelson commented that if there is a plan in place, the Bureau of Land Reclamation can put some of their projects on hold for the time being. It was noted that the Mess Hall is 80' x 20', and a doctor's office that is housed in the same building is 25' x 20'. Mr. King noted that if a relocation site isn't identified immediately, they also have the option of dismantling the buildings and storing them for as long as is needed. The relocated buildings should be established in new locations by no later than the fall of 2016. Mr. King mentioned by name several of the individuals who are working on this project and noted that they are working primarily with Director Giles.

A few possible locations were mentioned, including Anderson Park, Pioneer Park, or Kiwanis Park. At this point, they are trying to get an idea of how supportive the Council is of the proposal. Council Member LeMone liked Anderson Park as a possible location but would like more information before moving forward with a decision. Mr. King spoke about the potential for the building to serve as a museum and explained that they could collect artifacts from the WWII era as well as put a multimedia presentation inside the main part of the building. In addition, a packet of information could be compiled for the library describing the history of the camp in Pleasant Grove, as well as the role that the Civilian Conservation Corps played during that time period.

Mayor Daniels remarked that the Council appears to be interested in the project and encouraged Mr. King to collect additional information for them to review. He asked staff to take into consideration the ongoing maintenance costs associated with the facility should they decide to move forward. Director Giles commented that a potential site could be across street from the City Office Building, beside the Trapper's Cabin. Council Member Andersen asked if the City owns the property to the north of Old Bell School. Director Giles responded that they own the parking lot; however, it can become very crowded at times. Mayor Daniels advised staff to work with Mr. King, the Historic Preservation Commission, and the Bureau of Land Reclamation to gather more information for the City Council to be presented at a later date. Council Member Walker asked if there are any grants available for this type of project. Director Giles stated that there might be funding available through the State. Mayor Daniels thanked Mr. King for the work that has already gone into the project.

9) **ACTION ITEMS WITH PUBLIC DISCUSSION**

*There were no action items with public discussion.*

10) **ACTION ITEMS READY FOR VOTE**

- A) **TO CONSIDER APPROVAL OF A THREE LOT FINAL PLAT CALLED MALIA'S ESTATES CONSISTING OF APPROXIMATELY 3.8 ACRES ON PROPERTY LOCATED AT APPROXIMATELY 273 WEST 2300 NORTH IN THE R1-20 (SINGLE FAMILY RESIDENTIAL) ZONE. (NORTH FIELDS NEIGHBORHOOD) Presenter: Director Young.**

Community Development Director, Ken Young, presented the staff report and explained that the applicant is requesting approval of a three-lot subdivision on property located at approximately 273 West 2300 North in the R1-20 (Single-Family Residential) and R-R (Rural Residential) Zone. The subdivision is intended to create three lots to rectify an illegal subdivision. An application for the preliminary plat was received on September 9, 2015. The preliminary plat was reviewed and approved by the Planning Commission on November 12, 2015. An aerial map of the subject property was also presented as part of the review process.

Attorney Petersen mentioned that she received a phone call from Mr. Prescott earlier in the day and wanted to ensure that the City's requirements will not make or break the approval of this item. Public Works Director, Marty Beaumont, replied that there may be some requirements on the back of the property, such as the piping of the irrigation ditch that runs along the easterly boundary that may be impacted. Mr. Prescott would need to sign the plat because a piece of his property will be included in the subdivision. Director Beaumont recommended they speak with City Engineer, Degen Lewis, to ensure that the matter has been addressed. Attorney Petersen advised the Council on how to appropriately make a motion on the item, should they choose to take action tonight.

In response to a question from Mayor Daniels, Director Young explained that there were concerns about the property lines between the Prescotts and the Escobidos; however, there was a portion of property that had already been subdivided outside of the City's legal process. The Escobidos are seeking to legalize the subdivision so that they can build a home on one of the lots. Attorney Petersen and Administrator Darrington noted that today's conversation with the Prescotts was the first that they have heard of their concerns. Attorney Petersen explained that Mr. Prescott expressed concern with the requirements the City was imposing on him. He had argued that the requirements will interfere with the parking for his business.

**ACTION:** Council Member Stanley moved to continue approval of a three-lot final plat called Malia's Estates consisting of approximately 3.8 acres on property located at approximately 273 West 2300 North in the R1-20 (Single Family Residential) Zone in the North Field Neighborhood. Council Member Jensen seconded the motion. The motion passed with the unanimous consent of the Council.

**B) TO CONSIDER FOR APPROVAL A 13-LOT FINAL PLAT FOR VALLEY GROVE BUSINESS PARK PLAT "A", A VACATION OF LOTS 1,2,3,4, PARCEL A, AND ROAD PARCEL OF DMB SUBDIVISION NO. 1. (SAM WHITE'S NEIGHBORHOOD) *Presenter: Director Young.***

Director Young presented the staff report and provided copies of the final plat. He explained that all but one of the parcels is included on the site plan. The other parcel is across the street from Grove Parkway. Mayor Daniels asked which road will be vacated. Director Young explained that the road is not being vacated, however, Lots 1, 2, 3, and 4 of the DMB previous subdivision will be vacated. The lot lines will be redrawn, thereby creating new lots.



Daniel Thomas, from St. John Properties, noted that there was a prior subdivision called DMB Subdivision No. 1. He clarified that part of the plat application is to vacate that subdivision. Within the DMB Subdivision there were multiple parcels and there was to be a private road.

**ACTION:** Council Member Stanley moved that the Council approve a 13-lot final plat for Valley Grove Business Park Plat “A”, a vacation of Lots 1, 2, 3, 4, Parcel A, and Road Parcel of DMB Subdivision No. 1 in the Sam White’s Neighborhood. Council Member Jensen seconded the motion. The motion passed with the unanimous consent of the Council.

**C) TO CONSIDER FOR APPROVAL A SITE PLAN FOR THE VALLEY GROVE BUSINESS PARK, INCLUDING A WAIVER OF CERTAIN DESIGN REQUIREMENTS PER CITY CODE SECTION 10-14-20, ON APPROXIMATELY 22.8 ACRES LOCATED AT APPROXIMATELY 2000 WEST GROVE PARKWAY IN THE GROVE ZONE, INTERCHANGE SUBDISTRICT. (SAM WHITE’S NEIGHBORHOOD) *Presenter: Director Young.***

Director Young presented an aerial map of the subject property, which was also discussed with the previous agenda item. He noted that there will be four office buildings on the southwest corner, as well as two more office buildings on the northeastern block. There will be four smaller retail buildings fronting North County Boulevard and Pleasant Grove Boulevard, as well as two parcels for future commercial development. An access was planned in the northwest corner near the crossroads of North County Boulevard and Grove Parkway. The planned access does not meet the City’s standards. Director Young relayed that Engineer Lewis recommended against the requested additional access point on Grove Parkway, west of North County Boulevard, for the following reasons:

- The access point violates access spacing standards;
- Conflicts with the intersection operation;
- Does not provide a useful access point and will create cars stacking while waiting to enter North County Boulevard;
- The existing access point into the Synergy building should be incorporated into the site traffic plan.

Director Beaumont added that the turn lane onto North County Boulevard will be in direct conflict with people trying to turn into the Valley Grove Business Park. He noted that there is an existing access located to the southwest that could be upsized and made more accommodating for the area. Director Beaumont was of the belief that the applicant already owns two-thirds of that particular access already, and would be a better location. Mayor Daniels asked if the intersection will be signalized, to which Director Beaumont answered affirmatively.

Director Young presented the landscaping plans, as well as building elevations. There are six, one-story office buildings, for a total of 157,034 square feet. There will be two different office

building designs and screening will be placed on the roof to hide mechanical equipment. Aesthetically, the screening also provides an element of curvature. Director Young presented additional pictures that were submitted by the developer, including images that show that the retail buildings will have a pop-out design.

Director Young read from the Code that decorative curvatures and extended eaves are to be noticeable building features. Staff responded to the developer's submittal by indicating that the screening on top of the office building is an attachment to the building, rather than a building curvature. Director Young stated that eaves are required and explained that deep eaves, overhangs, canopies, and other architectural features that provide shelter from the elements in winter and shade in summer need to be incorporated in the building wherever feasible.

Director Young read from the Code regarding district emphasis. As per the Code, the objective for the district was to apply contemporary architecture using "green" building design techniques, for a vibrant, tasteful, entertaining, and visually pleasing environment. The intent was to create a unique flare to the main entrance of the City from the I-15 corridor. Staff indicated that the intent of this requirement has not been met.

As per Code, the following exterior metals are required: recycled steel and durable metals, non-reflective glass, prefinished steel, TerraNeo, split faced block (large box buildings only), treated concrete and castle stone accents. Staff determined that brick is not included in the design district, as it specifically is included in other districts. Concrete materials should appear concrete rather than brick. Director Young presented photos of examples of the design standards that have been approved for this district as indicated in the Code.

Administrator Darrington made reference to a discussion that took place during the planning retreat regarding design standards. During the retreat, the Council discussed that the current standard should be better defined and they advised staff to eliminate the design districts and readdress the Code. In order for St. John Properties to have their project approved, there will not be sufficient time to thoroughly address the Code. Staff recommended granting the waiver if the Council is favorable toward the proposal that has been presented. Council Member Stanley asked Mr. Thomas to speak to the concerns raised about access.

Mr. Thomas explained that it is important to identify where the traffic will be coming from for the two buildings. Mr. Thomas argued that without this type of access, they will run the risk of having the property completely overlooked by national retailers. Determining access points was a matter of deciding what kind of retailers they want to attract to the City. Council Member Andersen asked if the building will have shared parking with Synergy. Mr. Thomas noted that the adjacent building is a condominium development, and, therefore, there are multiple owners. Currently they are working on entering into an easement that will allow for shared access, but not shared parking. Council Member Andersen expressed concern with the 5:00 p.m. exit of the Class "A" offices. Mr. Thomas stated that while he understands this concern, traffic is perceived as something positive from the perspective of vibrant retail. There was continued deliberation regarding access into the development.

Council Member Jensen asked Mr. Thomas if Section 10-14-20E of the Code helps or hinders the creative process in terms of development. Mr. Thomas replied that when they initially reviewed this section of Code, they did not foresee how much of a conflict it would be to their development. He was not sure whether their development was more creative in order to adapt or less creative because of the vague language. Mr. Thomas argued that the interpretations cross over the design districts, and felt a waiver was not needed.

Mayor Daniels commented that he drove down Granite Way to assess the situation with trees. He observed that as the trees mature, they will be obscuring anything that is built behind them. The landscaping plan was then reviewed and discussed. Mr. Thomas remarked that he would like to use a more attractive brick, rather than concrete, if a waiver is granted. Additionally, Mr. Thomas stated that if the Council feels that the decorative metal roof element and its curvature does not meet the Code, he would prefer to go to a more natural shape for the building, which is square.

Council Member LeMone remarked that while she likes the retail building, changes still need to be made to the office building in order for it to meet the vision of the district. Mr. Thomas acknowledged her comment, and added that not everyone will get 100% of what they want with the project. In response to a question from Council Member Andersen, Mr. Thomas described the proposed materials as shown on the site plan, namely white porcelain and red brick.

Council Member Stanley expressed concern with the long term effects of the access, as well as the quality of the product that will be used if a waiver is granted. Council Member Andersen asked if other alternative accesses have been explored. Mayor Daniels reported that he was approached by one of the occupant owners of the building and they indicated that they did not want to be bothered by this development. Therefore, they would not be participating in any cross easements. Staff and the elected officials further deliberated on the issue of access into the proposed development.

**ACTION:** Council Member Andersen moved that the Council approve a site plan for the Valley Grove Business Park, including a waiver of certain design requirements per City Code Section 10-14-20, on approximately 22.8 acres located at approximately 2000 West Grove Parkway in The Grove Zone, Interchange Sub-district, subject to final engineering review and approval. Council Member Walker seconded the motion. The motion passed with the unanimous consent of the Council.

**D) TO CONSIDER FOR APPROVAL AWARDING PLANNED AND ENGINEERED CONSTRUCTION INC. THE FY 2015-16 SEWER REHABILITATION PROJECT BID WITH ADDITIVE ALTERNATE BID #1, ADDITIVE ALTERNATE BID #2 AND ADDITIVE ALTERNATE #3. *Presenter: Director Beaumont.***

Director Beaumont explained that this is a project that is done every year. The process involves televising the sewer mains around the City, through which areas of concern are identified. Areas of concern include infiltration areas or cracked pipes and they are prioritized in order of severity. Projects move forward based on the allocated budget of \$250,000.

Director Beaumont explained that each year they do a project base bid with additive alternatives, because the unit prices vary. This year the unit prices were good and the lowest of three bidders

came in at \$264,150. Essentially, the base bid plus all three additive alternates is what staff is recommending to award tonight. There will also be some engineering contingency costs, in case any unforeseen issues come up. Therefore, a budget of around \$310,000 is needed. The City has another item that is budgeted for \$100,000 per year, which is for system replacement. This budget is used for rehabilitating leaking manholes and staff was suggesting that they use some of the funds for the bid and three additives.

Council Member Stanley asked Director Beaumont if they have been pleased with the product and results. Director Beaumont stated this type of treatment provides additional structural integrity due to the flow characteristics of the liner. Overall, he considered it to be a great product.

**ACTION:** Council Member Stanley moved that the Council approve the award to Planned and Engineered Construction Inc. the FY 2015-16 Sewer Rehabilitation Project Bid with Additive Alternate Bid #1, Additive Alternate Bid #2 and Additive Alternate #3. Council Member Andersen seconded the motion. The motion passed with the unanimous consent of the Council.

**E) TO CONSIDER FOR APPROVAL AWARDED CODY EKKER CONSTRUCTION, INC. THE FY 2014-15 CULINARY WATER IMPROVEMENTS PROJECT BID. *Presenter: Director Beaumont.***

Director Beaumont stated that this involves installation of a 16-inch water main from 100 West in Center Street to 600 West, crossing the railroad tracks and Grove Crest Villas. There will also be storm drain improvements in the area, as well as a small pressure irrigation section that needs to be added. Council Member Andersen asked if Mr. Ekker finished the project on 200 South last year. Director Beaumont responded that he completed the water line project on 300 South. In response to a question from Mayor Daniels, Finance Director, Denise Roy, explained that this item was a budget amendment that was made in December.

**ACTION:** Council Member Jensen moved that the Council approve the award to Cody Ekker Construction, Inc. the FY 2014-15 Culinary Water Improvements Project Bid. Council Member Stanley seconded the motion. The motion passed with the unanimous consent of the Council.

**F) TO CONSIDER FOR ADOPTION A RESOLUTION (2016-06) APPROVING A TWO-YEAR EXTENSION OF THE TWO-YEAR DEVELOPMENT AGREEMENT WITH ICO DEVELOPMENT FOR PROPERTY LOCATED AT APPROXIMATELY 600 WEST GARDEN DRIVE; AND PROVIDING FOR AN EFFECTIVE DATE. *Presenter: Administrator Darrington***  
*\*Continued to March 1, 2016.*

**G) TO CONSIDER FOR ADOPTION A RESOLUTION (2016-07) AUTHORIZING THE ECONOMIC DEVELOPMENT SPECIALIST TO SUBMIT APPLICATION FOR THE EDCUTAH'S 2016 COMMUNITY MARKETING MATCH GRANT AND SPONSORSHIP MATCH GRANT AND PROVIDING FOR AN EFFECTIVE DATE. *Presenter: Economic Development Specialist James Dixon.***

Administrator Darrington noted that Mr. Dixon was unable to attend tonight's meeting. He mentioned that staff met with EDCUtah recently, and it was mentioned that there are grants available to the City for economic development purposes. Therefore, staff put together an application for two of the grants for the Council to consider. The applications need to be submitted by February 29; therefore, Council approval is needed on the matter tonight. One of the grants is called a Marketing Match Grant, which is up to \$5,000. Eligible expenses include any type of marketing materials. The other grant is a Sponsorship Grant that would fund events where the City hosts various real estate and development groups. The purpose of the grants is to attract businesses to Pleasant Grove. Funds already exist in the economic development budget for these items.

Council Member Stanley asked if the grants are independent of EDCUtah, or if they have to be a member in order to be eligible. Administrator Darrington explained that they do not have to be a member of EDCUtah to be eligible for the funds and members do not receive preference in the application process. Attorney Petersen added that one of the grant requirements is to approve the projects and agree to fund the matched portion. It was noted that the City has the option to rebrand the City using the funds, if they so choose. Mayor Daniels felt there would be other worthwhile endeavors for the City to use the funds for, such as bringing in business, rather than focusing on a rebrand of the City.

**ACTION:** Council Member LeMone moved that the Council adopt a Resolution (2016-07) authorizing the Economic Development Specialist to submit application for the EDCUtah's 2016 Community Marketing Match Grant and Sponsorship Match Grant and providing for an effective date. Council Member Jensen seconded the motion. A voice vote was taken with Council Members Walker, Stanley, LeMone, Jensen and Andersen voting "Aye". The motion passed unanimously.

#### 11) **ITEMS FOR DISCUSSION**

*There were no discussion items.*

#### 12) **DISCUSSION ITEMS FOR THE MARCH 1, 2016 CITY COUNCIL MEETING**

Administrator Darrington reviewed the items for the March 1, 2016 City Council Meeting. Presentations will include the Youth Citizens Academy Certificates, as presented by Chief Smith. EDCUtah will also be at the meeting to address questions from the Council. The Agenda Items for the March 8, 2016 Work Session were also briefly reviewed. At the Work Session, Nate Sechest will make a presentation on live streaming City Council Meetings. Additionally, Protect and Preserve American Fork Canyon and the American Fork Canyon Alliance will be presenting. Last, there will be a budget discussion during the March 8, 2016 Work Session.

#### 13) **NEIGHBORHOOD AND STAFF BUSINESS**

Staff members shared updates related to their respective departments. NAB Chair, Libby Flegal, reported that she is currently seeking a Neighborhood Chair for the Big Springs Neighborhood. Director Young was pleased to see that appointments have been made to the Downtown Advisory

Board. He announced that City Planner, Royce Davies, accepted a position with Syracuse City. Assistant to the City Administrator, David Larson, reported that last week he and Mr. Dixon met with some downtown business owners to discuss ways to more efficiently plan the Promenade, and whether they still want the event to continue. They will continue the brainstorming process next week in a meeting that will also involve the Downtown Advisory Board.

Library and Arts Director, Sheri Britsch, reported that they have started a new program where children who are struggling with reading can come to the Library and read aloud to a special trained dog. The dog is named Peaches and the program is called Paws to Read. The children really enjoy it. In addition, there are several ongoing classes such as the Love and Logic and Home Buying classes.

**14) MAYOR AND COUNCIL BUSINESS**

It was noted that the following day there will be a Ribbon Cutting for BioLife who is located in American Fork, however, have joined the Pleasant Grove Chamber of Commerce. Council Member Walker announced that he and his wife just celebrated their 54<sup>th</sup> wedding anniversary. Council Member LeMone reported that citizens are still complaining about the volume on the meeting audio recordings. There was brief discussion on how to resolve the situation. Mayor Daniels reported that he met with Director Roy regarding a possible solution for road funding. Administrator Darrington suggested that this be discussed during the March 8 Work Session.

**15) SIGNING OF PLATS**

The Bullock Subdivision plat was signed.

**16) REVIEW CALENDAR**

*There were no additional calendar items to review.*

**17) ADJOURN**

**ACTION:** Council Member LeMone moved to adjourn. Council Member Andersen seconded the motion. The motion passed with the unanimous consent of the Council.

The City Council Meeting adjourned at 9:01 p.m.

Minutes of the February 16, 2016 City Council meeting were approved by the City Council on Marc15, 2016.

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Kathy T. Kresser, City Recorder, MMC

*(Exhibits are in the City Council Minutes binders in the Recorder's office.)*