

Pleasant Grove City Council Work Session Minutes
January 25, 2011
6:00 p.m.

PRESENT:

Mayor:

Bruce W. Call

Excused:

Tina Petersen, City Attorney

City Council Members:

Cindy Boyd

Val Danklef

Lee G. Jensen

Kim Robinson

Jeffrey D. Wilson

City Recorder:

Kathy T. Kresser

Colleen A. Mulvey, Deputy City Recorder

Others:

Scott Darrington, City Administrator

Dean Lundell, Finance Director

Ken Young, Comm. Dev. Director

Richard Bradford, Economic Dev. Director

Deon Giles, Leis. Services Director

Lynn Walker, Public Works Director

Marc Sanderson, Fire Chief

Tom Paul, Police Chief

Degen Lewis, City Engineer

Sean Allen, City Planner

John Schiess, Utility Engineer

Libby Flegal, NAB Chairperson

The Mayor, City Council Members and staff met in the City Council Chambers at 86 East 100 South, Pleasant Grove, Utah

1. Call to Order

Mayor Call called roll for the Council and noted that Council Members Boyd, Danklef, Jensen, Robinson and Wilson were present.

2. Pledge of Allegiance

The Pledge of Allegiance was lead by Boy Scout Chase Bradner.

3. Opening Remarks

Opening Remarks were given by Libby Flegal.

4. Discussion on secondary water rates

Administrator Darrington explained that as we went through the recent process on the utility rate increase one of the main concerns that was voiced was how we are charging for our secondary water. Administrator Darrington then handed out a *Secondary Water Rate Scenarios* information sheet (exhibit A). He explained that we have a flat rate depending on the size of lot and there are four different tiers, the tiers that we need in order to have the revenue needed by 2014 are the following: Tier 1 = 0 - .48 acre; Tier 2 = .49 - .63 acre; Tier 3 = .64 acre - .92; Tier 4 = 1 acre and above. Since we are not metering the water we are trying to figure out the fairest way to do this and putting together these proposed scenarios took a lot of effort on the part of Rick Heilbut of Public Works and Scott Wells our Utility Billing Specialist. The information on the size of every lot in Pleasant Grove and the different rates were put into a database to create a spreadsheet showing the revenue it would generate. Administrator Darrington said that in working with this data we created four different scenarios so that the Council has options as to what we want to do. He then reviewed the scenario details: Scenario 1 is staying with the sixteen dollar and twenty cent base rate and the usage rate which is dependent on the size of lot; Scenario 2 is creating multiple base rates, there are three base rates: 0 - .49 acre is the sixteen dollars and twenty cent rate, .50 - .99 acre base rate will be twenty one dollars and twenty cents, 1.0 acre and above base rate will be twenty six dollars and twenty cents; Scenario 3 is starting with a base rate of nineteen dollars and forty nine cents; Scenario 4 is staying with the sixteen dollar and twenty cent base rate with the exception of a credit for large lot adjustments, it gives residents the option if they have large lots but are not really watering all of the acres to can come in and ask for an evaluation that will determine how much water they actually use to irrigate and they will pay for that amount. Administrator Darrington added that on the household distribution of the lot size, the majority of the acreage falls into the 0 - .49 acres size, there are five thousand five hundred and forty four households in that category, there are seven hundred and ten households in the .50 - .99 acre category and three hundred and sixteen households in the 1.0 acre and above category.

Mayor Call asked to clarify on Scenario 4, that if someone lives on anything more than one acre they can come in and ask for some arbitration but they can only go down to the one acre. Administrator Darrington said that that was correct, the lowest we are going to go is one acre for those exceptions, and he added that the credit for the large lot adjustment could apply to Scenarios 2 and 3 as well.

Mayor Call then asked if we will still raise the proper revenue under the credit for large lots. Administrator Darrington said that we need to make sure that the rates are spread equally to make sure the revenue is generated properly. He explained that when you increase the base rate then those that are on the small lots are going to be paying more proportionately, if you increase the variable rate then those that are using more because they have larger lots are going to pay more and we do have to have the base rate to make sure that we are generating the guaranteed revenue for the bond security.

Mayor Call asked if staff had a preferred scenario. Administrator Darrington said that our preferred scenario is number four, to keep the base rate at sixteen dollars and twenty cents and from there on out it is going to be the lot size that is going to be the variable.

Council Member Jensen asked if these scenarios were for residents only and not what will be used for churches, schools or commercial users. Administrator Darrington said that with the large water users we will need to negotiate a commercial rate because of the fact that their usage is not metered. Council Member Jensen said that he would like to see some discussion where we look to the schools, the city property, commercial property, churches and any new construction where all of these are metered. Administrator Darrington said that that is a good point and obviously there is going to come a day moving forward on this where we are going to meter secondary water.

Utility Engineer Schiess commented that metering is something that eventually we need to go to, but we have not put in meters to date because we haven't felt like the technology is good enough for us yet. There are certain problems and things that happen with the secondary water system that make the current metering technology less than perfect so we need to be careful on how we do this, such as having to go and take the meter out every winter. He said that there are issues that we have to work through in order to get to the point where we are metering everybody. Council Member Jensen remarked that it shouldn't be the city's responsibility to do that, it should be the user. Council Member Robinson suggested that we inquire into what other cities that have meters do. Council Member Jensen said that we should direct staff to gather some information from cities with existing meters and learn from their experience. Mayor Call agreed.

Mayor Call then asked what happens with the residents that don't have access to secondary water yet. Administrator Darrington said that they will stay under the same deal that we have with them on the forty thousand gallons with the base rate, there has not been much discussion on changing any of that.

Engineer Lewis commented that on going with meters that it is going to be a different approach to generating the same revenue, it will shift from the tiers to going with just the volume alone, you are going to have to figure out what the per gallon usage rate needs to be so that the change in the measuring system is revenue neutral.

Mayor Call said that we will definitely look into that when the time comes; he then asked the Council if they had a preference to one of the scenarios to what staff is recommending or if anyone does not favor the idea of having an adjustment for large lots.

Council Member Robinson asked Director Walker if he was familiar with who owns the large lots. Director Walker said that he was and that he does not see any problem with implementing this.

Mayor Call said that his suggestion is that we move forward on Scenario 4. Council Member Jensen commented that he thinks the nice thing about Scenario 4 is that we don't have to go back and change the sixteen dollar and twenty cent base rate.

Administrator Darrington pointed out that with the implementation, we talked about April 1st and our other rates are set to increase on July 1st and we have set this up so that we can just increase the rates on July 1st, forego the April 1st and then just have it on a yearly basis. The general consensus of the Council was that they were in favor of starting this on July 1st and keeping it on a yearly basis.

Council Member Jensen asked if staff had some recommendations about the educational process for

the residents. Administrator Darrington said that we have discussed this a little and we will use the newsletter, the utility bill and social media.

Administrator Darrington said that there is something else that we have discussed but still don't have the answer for and that is that we have people that are using the secondary water that also own water shares and don't use their water shares. We have had discussions about ways that maybe we can credit people that have water shares and that we will cut them a deal on their secondary rate if they give us their water shares. We have also talked about leasing them or purchasing them and the different ways to approach that and what the benefits are to the city. Administrator Darrington said that we are seeing this as a mechanism of ways that we can gain more shares of Pleasant Grove Irrigation and make sure that the water stays in the city so that these people are not selling their shares to somebody outside the city. Administrator Darrington said that we are continuing to discuss these options and wanted the Council to be aware that they are going to continue to work on a way to try to acquire those shares in the fairest way possible.

Council Member Jensen asked what a Pleasant Grove Irrigation share sells for. Director Walker stated that right now they are at four thousand dollars a share.

Mayor Call asked Administrator Darrington to thank Rick and Scott for their work on the secondary water rates.

5. Discussion on the new McDonald's restaurant site in the Grove

Administrator Darrington said that the last time that we had Dennis Baker's group come in they proposed a different site for the McDonald's than what we had originally talked about. The new site they are proposing is on the northwest corner of 2000 West and Pleasant Grove Boulevard. In our discussions as staff and with the Economic Development Committee the feeling was that it is better than the original spot on the northeast corner and the uses along 2000 West are compatible with a McDonald's going in there. Administrator Darrington pointed out that the city owns a two acre lot there and McDonald's is looking at using about sixty percent of that property. He said that as we looked at the vision of what we are trying to accomplish we thought that 2000 West could be the dividing line between the vision of the gateway area right off of the interchange and then on the other side of 2000 West we could start letting it develop with being a little more lenient on the uses.

Administrator Darrington mentioned that part of the issue is that right now that property is the detention basin for the Grove area and if we are to develop and Mc Donald's goes there then where are we now going to put the water. He said that currently there is a twenty four inch outlet there that goes through an open ditch and under the freeway and we have started discussions of long term and short term solutions of where to put the water. In the Grove area there is a release rate of .05 cubic feet per second (CFS) and the rest of the city is .15 CFS so there are restrictions in the Grove that you cannot release water as quickly as you could if you were anywhere else in the rest of the city. Administrator Darrington said that part of that is because we just don't have the infrastructure.

Engineer Schiess said that the pipe that went underneath the freeway was limited on the amount of water it could take and with the high end developments that were coming down here we decided that

we had to stop this and hold it back and let it out slowly or else we are going to send everything down to the hotel site and have a big puddle there with every storm. He said that the ideal thing would be if we had a big enough pipe underneath the freeway and a way to get the water directly to the lake then we could send everything down as fast as it came, then there is no back up and no requirement for storm water detention and no extreme requirements for this area beyond what the rest of the city has to do. Engineer Schiess said that to that end, last year we paid UDOT to upsize the crossing so that in time if we get a way to get this water from the south side of the freeway to the lake then we've got the option underneath the freeway. Council Member Jensen asked how big the upsize was on the pipe. Engineer Schiess said that it is a fifty four inch pipe. Engineer Schiess pointed out that right now the whole area is under the requirement that they have to detain a hundred year storm and they can only release at a .05 CFS and that is to protect the area down by the freeway from flooding.

Administrator Darrington said an issue here is that there is a cost to developers to put extra space for water detention and does it make more sense if we charge an impact fee to create a new system so they don't have to detain, which could be more expensive if they just bought the property and detained it onsite. Engineer Lewis pointed out that one of the things about detaining onsite is that the ground water table is very high in this area so traditional methods of underground storage really aren't very easy options because you have to keep all of the ground water out.

Council Member Jensen asked if there was currently anything on the west or south side of the freeway that is carrying storm water from other municipalities that we can tie into. Engineer Schiess said that there was, the current outlet where the water comes into the freeway right now is down to Proctor Lane through Lindon and they have that sized based on what their needs are plus the limited amount they can make underneath the freeway. He said that if we triple that amount then that overloads all of the infrastructure down in Lindon so in order to get the full benefit of the upsized pipe we have to have another route to the lake. Engineer Schiess said that we have talked with Lindon City and UDOT for when the Vineyard Connector comes through because they are going to need some place to discharge the water and hopefully together we can come up with a way and possibly share the cost to get the water out to the lake.

Council Member Boyd mentioned that if we try to keep this area with as much open space with trails and water features then as much water as we are talking about won't have to go under the freeway. Engineer Schiess said that as much water is going to have to go under the freeway as before it just depends on how much we detain versus how much we just let go. Administrator Darrington said that if what Council Member Boyd is saying that if we didn't develop as much commercially along there and kept some open spaces it would seem like there would be less run off. Council Member Boyd said that there would be some mitigation there and even if we do develop then we will just require that development to maintain that open area which we want there in the first place and then we will be accomplishing two things in getting the open space for the water and getting the development. Administrator Darrington said that what he thinks we might run into with that is that as developers come in they are not necessarily going to want to have to pay extra money for the open space to detain the water. He said that if that was part of the original plan it does make sense but would that mean that they might choose somewhere else to go, that is something we don't know. Council Member Boyd asked about the cost if we put impact fees on developers to help us get the water

down to the lake versus the cost of doing what we had planned in the first place in having the open space. Engineer Lewis said that previously we did look at that, it was before the .05 CFS and the hundred year storm requirement; we had discussed the idea of a regional basin in this area that has to be put together so that development can occur around it. Administrator Darrington said that there is a trade off and this is something that we as the policy makers decide if it is more important for us to have a little more commercial space so let's just pipe it all and get it out of there or is it important for us to keep some of this open and green and require the developer to provide that.

Mayor Call commented that it seems like we need a little cost analysis on this. Administrator Darrington said that part of this is that we need to figure out what the impact fee would be, an estimate on what it is going to cost to pipe it and what the cost is for somebody to detain on their property. Council Member Boyd pointed out that there are rules with the wetlands there and it may not be possible to pipe it. Engineer Schiess said that right now any of the slue area can't be piped, the pipe would be off to the side getting it to a central location for discharge and each individual developer will have to deal with Army Corps of Engineers if they want to fight that. Council Member Boyd said that we may want to look at doing that as a city and determining what those things are so that every individual property doesn't have to come in and determine that themselves. Engineer Schiess said that an environmental assessment was done in the original planning for all of these roads and it did delineate a lot of wetlands that run along the corridor ditches and you can't mess with them without going through the Army Corps of Engineers.

Administrator Darrington asked to clarify that if we get the go ahead on the McDonald's at the new site do we have a temporary solution to detain water. Engineer Scheiss pointed out a couple of areas near the pond area that was used to store water before 2000 West was finished where we would be able to temporarily store the water. Administrator Darrington said that we will need to figure out what the cost is for the easements and excavating and whatever else we will need to temporarily detain the water and if we get the go ahead there are going to be some additional costs that we are going to take on as a city.

Mayor Call then recapped that regarding the storm water run off, we need to know what the costs are to detain north of 2000 West versus the cost of enlarging a pipe to handle the discharge. Engineer Schiess remarked that eventually we've got to have permanent detention for that water or we've got to have a facility to send it straight to the lake, so there are several different options that we can look at.

Mayor Call said that we would need to see the numbers on this. Administrator Darrington said that staff will start putting some numbers together and do some further analysis and then asked if it was okay at this point to tell Mr. Baker that we are okay with the new site but that we still have to figure out our storm water situation. The Mayor asked the Council if they had any objections to the philosophical approach of having that side of 2000 West be appropriate for things like McDonalds and things that are a little bit upper scale and preserving the other side for the higher end development, the majority of the of the Council indicated that they were in favor of that. Mayor Call commented that he thinks that this is a good way to delineate the two areas.

6. Discussion on “branding” in the Grove zone

Director Young explained that we have been in discussions recently with Dennis Baker about some of his developments and proposals. We discussed the Grove Creek development, the signage and branding of his development and some additional things that he proposes to do on that quadrant. Director Young said that it came up in the discussion about what type of architectural district that we have out there and what we are calling it, currently that area which we know by zoning is the Interchange sub-district and is in the architectural district known as *The Junction*. Currently Mr. Baker calls his development Grove Creek and we were talking about sharing signage with other development so Planner Allen will review architecturally what our concepts for this area were and the names and branding that we were thinking about.

City Planner Allen said that the architecture, design and sign criteria was established and adopted three years ago with the intent of the branding. We decided at that time to call these districts *The Junction*, *The Garden*, *The Mountain* and *The Tuscany*.

Council Member Jensen remarked that we have never called that area *The Junction*. Council Member Boyd agreed. Planner Allen said we haven't used that name because nothing has ever come in to establish that, it is in the code and that is why we are going back through to revisit this. He said that there is a section in the Grove chapter that addresses architecture and design and the whole intent behind that chapter was to establish branding for these areas as actual character areas in the Grove.

Planner Allen then showed that Council some examples of signage that one of the developers wants to put up in the Grove. He said the sign would be a regional sign for the area known as Grove Creek but it would serve signage for that entire area and our concern as staff is that if it is a regional sign then it should follow the character or the brand that we have adopted for that area. Planner Allen said that this is our opportunity to establish as a city what we want in terms of the name.

Mayor Call commented that he is not in favor of the area name of *The Junction*. Director Young explained that when it was proposed to have these architectural districts, that Planner Allen's thinking was that this not only was a guide for architecture but it was also a branding, where as others may have thought that it is more just a moniker for the architecture and it's not an actual name for branding. Mayor Call and Council Member Boyd both said that that is what they thought, that it was for the architecture and not the branding. The Mayor then remarked that we do have time to remedy this.

Administrator Darrington said that we call the area the Grove and we have the interchange zone, the commercial sales zone and the mixed use zone, so the zoning is what it is but do we want to have a specific moniker or branding for each area or do we just talk about it all being branded as the Grove. Mayor Call pointed out from the examples that in signage it could be something like *Tuscany at the Grove*. Administrator Darrington said that then would be tied to the architecture so that when the signage goes up we are going to require them to use “*at the Grove*.”

Planner Allen explained that the study that he did on the signage and the various signage themes that

we adopted said that if we do the same thing with our commercial design areas and branding that it was all in the same context that that would foster a more successful commercial development if we had different character themes in the area. He said that he thinks that we are on the right track it is just a matter of naming it what we want to name it.

Director Young said that his concern is that in our discussions with Mr. Baker that it was becoming *Grove Creek at the Junction* and then something else in *The Garden* district and so on and it then becomes too much going on there.

Council Member Jensen commented that he thought that the names were strictly being used to identify the type of architectural design and nothing to do with what we are calling the area, which is the Grove. Mayor Call stated that that is what he favors and then asked Planner Allen if his studies showed that that is not good to do that. Planner Allen said that the studies showed that it is successful to have various districts.

Mayor Call said that we don't have to decide this tonight but that his impression is to do what Council Member Jensen suggested in that the entire area is named the Grove. The Mayor then said that this area is not a big enough area to subdivide it by name or branding and that what he is hearing from most of the Council is that we would just prefer to see whatever the development name is followed by "*at the Grove.*" Administrator Darrington said that for Mr. Baker's sign it could say *Grove Creek at the Grove.* Director Young said that this is a message that we need to send to Mr. Baker because he wants to apply Grove Creek to that area. Planner Allen added that it is more the BMW dealership that is pushing Mr. Baker because they want to put up these signs.

Planner Allen then said that the recommendation is to get rid of *Tuscany* in terms of an architectural district and we will change all of the branding to just *The Grove.* Mayor Call said that there is no reason to change the architectural districts. Planner Allen said that we don't see a need to keep *Tuscany* because that was based on one development that did not come through. Director Young said that we could keep it if we wanted to promote an Italian themed area. Planner Allen said that the State Liquor Store is now in there and it is following *The Garden* design theme.

Administrator Darrington asked if we would need to put this in an ordinance. Director Young stated that if we are to get rid of the *The Tuscany*, then we will have to change the ordinance. Council Member Boyd suggested that we get rid of *The Junction* as well. Director Young said to clarify that they were okay with *The Mountain* and *The Garden* but not *The Tuscany* and *The Junction.* The Council indicated that that was correct.

Director Bradford stated that one of the things that he would like to revisit in the near future is to have a single brand with a single brand mark that identifies that you are now in the neighborhood. He said that it ought to be us who dictates what that brand or trademark is and then at the individual areas that's what controls the architecture and design. Those are really the internal names like *Monkey Town*, it is all part of Pleasant Grove so there is no reason to change any of the things that we have already written that serve the needs of our clients, but we don't necessarily have to brand each of those individual districts because we are branding the whole area. He suggested that we stay with the brand mark that we already have with the three trees.

Mayor Call stated that we have a resource in our web designer Stewart Goodwin who is better at this sort of thing than we are so let's give this to him and see what kind of options that he comes up with. Director Bradford added that he thinks that whatever the brand mark or design that we come up with should have at least a small rendition of the city logo as part of it so that it is identified as still being part of the city of Pleasant Grove.

7. Discussion of items for the February 1, 2011 City Council meeting:

a. Public Hearing to consider a Resolution (2011-04) adjusting and amending the revenues and expenditures for Fiscal Year 2010/2011; including the Pleasant Grove Redevelopment Agency (RDA) Budget (CITY WIDE IMPACT)

Administrator Darrington said that this is the budget amendment that is submitted twice a year that officially adjusts and amends the changes. Mayor Call asked for the highlights on the changes.

Finance Director Lundell reviewed the highlights which are all listed in the Schedule of Adjustments in the FY 2010-2011 Amended Budget (exhibit B) which include the following: General Revenues received from State Grant Funds, money from Recycling and Senior Center donations; Other Expenditures, Operating expenditures transferred to the Police Department for radar guns; Community Development, set up line item for Engineering Department; Streets/Public Works, line item for Streets budget; Dispatch, transferred money to set up fund; Class C Funds, remove sidewalks from fund; Economic Development, remove interest and line item for Promenade; Capital Projects, Safe Sidewalks Grant, Recreation Grant and Grant matches; Library, transferred money to set up separate fund.

Mayor Call recommend to the Council that they review this information and if they have any questions to contact Director Lundell during the week so that they are prepared for this next week.

b. To consider awarding the 2011 Sewer Rehabilitation Project

Administrator Darrington said that as part of our sewer maintenance program each year we set aside some money to reline the sewer line and there was a bid opening for this project today and the bid information will be presented for approval next week.

Mayor Call mentioned that the Council has been given the agendas for the Budget Workshop Retreat that will be this Friday the 28th from 3:00 p.m. to 9:00 p.m. and Saturday the 29th from 8:00 a.m. to 3:00 p.m., both sessions will be held at the Fox Hollow Golf Course Clubhouse.

8. Mayor, City Council and Staff business

- Recorder Kresser reminded everyone that tomorrow is Local Officials Day at the Legislature.

- Director Bradford mentioned that there was an offer made just yesterday on the Smith's Brothers Market building, also there is a new boutique called Simply Splendid that recently opened at 67 Main Street and they serve bistro style lunches.

The Economic Development meeting for tomorrow is cancelled and email notification went out to all of the members.

- Director Young encouraged everyone to help The PG Center Stage Youth program get a fifty thousand dollar grant by casting a vote for them by logging on to www.refresheverything.com or by text to 73774 and entering the number 104440.
- Chief Sanderson reported that they have received the twenty four thousand dollar reimbursement for the two Life Pack monitors and that equipment will be put into service in the next couple of weeks.
- Council Member Boyd said that the meeting at Fox Hollow Golf Course went well and they will be asking for a joint meeting on February 17th at 6:00 p.m. with all of the cities and their councils to discuss the future budget.
- Council Member Robinson mentioned that to her the most valuable part of being on the Council is being able to get acquainted with and observe the employees of the city. She said that Saturday she got called out to a water break and observed the workers in an eight foot, muddy hole with water spraying everywhere; she said that they went at that job with honest integrity. She commented on how important the training is and how fit our employees have to be and she commends them for their great work and Director Walker on his leadership.
- Council Member Jensen reported that he, Council Member Danklef, Engineer Lewis, Chief Sanderson and Captain Smith all went on a tour of the TSSD facility today. They are fifty five percent to completion on the first phase of the eighty five million dollar expansion and the headworks should be covered by mid March.

9. Executive Session

Executive Session to hold a strategy session to discuss the purchase, exchange or lease of real property (UCA 52-4-205(1)(d))

ACTION: At 8:01 p.m. Council Member Jensen moved to go into an executive session to discuss the purchase, exchange, or lease of real property (UCA 52-4-205(1)(d)). Council Member Robinson seconded and the motion passed unanimously with Council Members Boyd, Danklef, Jensen, Robinson and Wilson voting "Aye."

PRESENT:

Mayor:

Bruce W. Call

City Council Members:

Cindy Boyd
Val Danklef
Lee G. Jensen
Kim Robinson
Jeffrey D. Wilson

Others:

Scott Darrington, City Administrator
Colleen A. Mulvey, Deputy City Recorder

ACTION: At 8:16 p.m. Council Member Wilson moved to close the executive session and return to regular session. Council Member Jensen seconded and the motion passed unanimously with Council Members Boyd, Danklef, Jensen, Robinson and Wilson voting “Aye.”

ACTION: At 8:16 p.m. Council Member Wilson moved to adjourn the meeting. Council Member Jensen seconded and the motion passed unanimously with Council Members Boyd, Danklef, Jensen, Robinson and Wilson voting “Aye.”

10. Adjourn

Meeting adjourned at 8:16 p.m.

This certifies that the Work Session
Minutes of January 25, 2011 are a true,
full and correct copy as approved
by the City Council on February 22, 2011

Colleen A Mulvey, Deputy City Recorder

(Exhibits are in the Work Session Minutes binders in the Recorder's office)