Pleasant Grove City Council Work Session Minutes May 13, 2008 7 p.m.

PRESENT:

Mayor:

Michael W. Daniels

City Council Members:

Cindy Boyd

Lee G. Jensen

Jeffrey D. Wilson

Mark K. Atwood

Bruce Call

City Recorder:

Amanda R. Fraughton

Others:

Frank Mills, City Administrator

Gary Clay, Finance Director

Tina Petersen, City Attorney

Richard Bradford, Economic Development Director

Tom Paul. Police Chief

Deon Giles, Leisure Services Director

Lynn Walker, Public Works Director

Ken Young, Comm. Dev. Director

Marc Sanderson, Fire Chief

Jay Dee Nielson, Rec. Manager

Degan Lewis, City Engineer

Libby Flegal, Neighborhood Advisory Board Chair

The City Council members met in the City Council Chambers at 86 East 100 South, Pleasant Grove, Utah 84062 at 7 p.m.

Mayor Daniels welcomed everyone to the meeting.

1. Opening Remarks

The Opening Remarks were given by Neighborhood Board Chair Libby Flegal.

2. Roll Call

Mayor Daniels called roll for the Council. Those present included Council Members Jeffrey D. Wilson, Mark K. Atwood, Bruce Call, Cindy Boyd and Lee G. Jensen.

3. Update of expenditures for new Community Center

NOTE: It may be noted that inasmuch as the representatives from Utah Department of Transportation (UDOT) and Fehr & Peers hadn't arrived yet, that the "Update of expenditures for new Community Services" item was presented first.

Director Giles said that it had been requested by the Council that Leisure Services give an update on the construction costs for the new Community Center. He then reviewed the Cost Forecast handout, which was submitted by SIRQ Construction. He said the original estimate had been \$7,285,846.05. At present, the cost, which was under budget, was \$7,247,962.78. The project is anticipated to come in, under the proposed budget, by the approximate amount of \$37,883.27, he stated. He noted that the bleachers, at a cost of \$4,400.00, hadn't been in the original estimate, an extra row had been added to the original plans. The detailed reporting, as shown in his handout, had actually been furnished by Sirq every six months, he stated. He complimented Sirq Construction for the great job they had done in completing the project ahead of schedule. Mayor Daniels said he would have liked to have seen this type of reporting on the Fox Hollow Golf Course Project.

Recreation Manager Nielsen then handed out and reviewed copies of the Bid Summary, which included the change orders to date. At present, change orders amount to approximately \$142,000.

Council Member Call asked if the open house for the new community center was still slated for Strawberry Days (SDA). Director Giles responded that Manager Nielsen would be doing an article in the newsletter advertising a "soft" opening during SDA, and the ribbon cutting would be shortly after.

Mayor Daniels expressed that he appreciated the level of detail of the project, the adherence to the overall budget and the timing of the project. He commended Director Giles, Recreation Manager Nielsen and their staff for their hard work.

4. Department Report (Administrative Services)

Administrator Mills said that several months ago, the City Council had met with the Utah Department of Transportation (UDOT) regarding the Highway 89 and Railroad Bridge Projects. He mentioned that he had also talked with Mr. Bill Townsend, who is working on both projects, regarding the possibility of running a study of what effect the connection between 100 East and Geneva Road would have on the City's Master Transportation Plan. He then introduced and turned the time over to Bill Townsend, UDOT, Region Three. Also present was Jon Nepstad and John Larson, representatives for Fehr & Peers Transportation Consultants, who were present to review and explain the Geneva Road Realignment.

Mr. Townsend mentioned that he was the Project Manager for the Railroad Bridge Project and the State Street Environmental Study from 100 East in American Fork to Lindon City. He indicated that depending on what the findings are, this connection could be a lot larger project then UDOT has funding for. He indicated that at present, they don't really have a clear understanding as to what the traffic is really doing between Geneva Road and 100 East, as to where traffic is going, destinations, etc. This is why UDOT contracted with Fehr & Peers Transportation Consultants to perform a traffic analysis, so all involved could get a better handle as to the traffic flow between Geneva Road and 100 East. Hopefully, this study will help UDOT and Pleasant Grove City make better decisions as to what needs to be done, he stated. He indicated that based on what the Council learned from Fehr & Peers' Powerpoint Presentation this evening, the Council could determine if they still felt the proposed connection was warranted. He then turned the time over to Jon Nepstad, Project Manager for Fehr & Peers. However, Mr. Nepstad then turned the time over to his colleague John Larson, noting that he would only be running the projector.

Mr. Larson explained that the Geneva Road Realignment Feasibility Study would be shown via a

Powerpoint Presentation to the Mayor and City Council. He said that their focus was strictly on the traffic impacts. He then explained: (1) Traffic Counts – Capturing travel patterns on Geneva Road and 100 East; (2) Traffic Survey – Capturing Travel Patterns; (3) Findings- routes from Geneva Road to SR-146, which was a breakdown of how people get from Geneva Road to SR-146; (4) Findings – Average northbound travel times for various routes; (5) pm peak hour intersection counts for Geneva realigned; (6) Change in pm peak hour volumes for traffic on Main Street vs. 100 East, which included existing conditions and Geneva realigned; (7) How a High "T" intersection works; (8) Benefits of a High "T" intersection, which include: lower cost solution, alleviates safety concerns and congestion southbound on 100 East and can accommodate southbound traffic that currently diverts to 300 East to cross State Street; (9) Pros of Realignment – Benefits southbound lefts at 100 East/US-89, but adding a high "T" will accomplish this; Benefits motorists going between Geneva Road and SR-146: (10) Cons of Realignment – Realignment degrades LOS on US-89; only ¼ of the northbound traffic on Geneva Road continues north on SR-146. More than twice as many go west at or before Center Street; Costs-money and social cost of relocations; additional traffic on 100 East and use of bypassed section of Geneva Road.

At this time, Mayor Daniels asked if the model showed the railroad bridge as being seven lane or a two lane. Mr. Larson responded that they hadn't projected it to any future scenarios. They just looked as to what it is today and everything else was held constant as to what it is today.

Mr. Larson indicated that they had noticed that traffic headed southbound at 300 East backs up quite a bit during peak hours, by people heading southbound, who want to get onto US-89 and onto 300 East. For this scenario, half of the left turns at 300 East would now use 100 East to make a left turn onto US-89. With this scenario, they would have two signals pretty close together. However, Council Member Call voiced that previously when they had talked about cul-de-sacing Geneva Road, one of the rationales was to not have two signals too close together. Mr. Larson responded, yes, if they had two full signals, it would be a lot harder to get them coordinated with a high "T." Mayor Daniels asked if UDOT was planning to install a high "T" on the State Street Project. Mr. Larson responded that at present, with the funding they have for State Street after the environmental study was completed, they have had to move some of that money to the bridge project. There's roughly \$9 million remaining to do some of the design work, Mr. Larson stated. Horrocks Engineers are trying to identify some of the critical areas, which includes this area. Taking care of the bridge was the big bottleneck. He said that the preliminary estimate as to what it would cost to widen State Street to seven lanes (for the entire length) is substantial. With it being a State study, they can't allow Federal dollars to creep in. With what they've already allocated for 1-15, he had no idea as to what they may do to give UDOT money to build out State Street. They need to be really careful with what little monies they have left, he stated.

Mayor Daniels asked if Geneva Road to Main Street would be shut down during the railroad construction. Mr. Larson answered, no.

In conclusion, Mayor Daniels complimented UDOT and Fehrs & Peers Co. at the speed at which they had responded to this study request. The request, Mayor Daniels stated, was made less than six months ago when this study was first discussed. He said the timing was incredible. He indicated that at this point, the Council just needed to wait until some of the more completed projects that are already paid for and are moving forward, and are in place before they get an established traffic pattern to study.

Administrator Mills then mentioned that the City would soon be in the process of putting together

the City's new Transportation and Capital Facilities Master Plans. With this connection being shown on the current plan; and with this current information given, he said the Council can better tell what work is being done on the bridge and on US-89. He also indicated that's the way they want to continue to look at the proposed connection. He further stated that if this was the path the city wanted to pursue, they'd want to start petitioning for corridor preservation money in order to tie up properties needed for the alignment. With the information which was gathered in this meeting, Council and Staff can move forward in making the correct decision for that intersection, he stated.

Once again, Mayor Daniels thanked the presenters.

5. Discussion of items the upcoming May 20, 2008 City Council meeting

Mayor Daniels noted that the consent agenda items looked somewhat brief. He indicated that there had been a couple of options for choosing the alternates for the planning commission. He had actually interviewed two applicants for this new alternate position.

a. Continued Public Hearing to consider an Ordinance regarding LeGrand Woolstenhulme's request to amend Section 10-11D-16, "Multiple-Family Residential Development Requirements," of the Pleasant Grove City Municipal Code, for an exception to allow multiple-family residential where commercial already exists adjacent to the project area. (STRING TOWN NEIGHBORHOOD) Continued from May 6, 2008 City Council meeting)

Mayor Daniels read this item. He noted that this was the property behind Smiths Food & Drug. Director Young said that the applicant, who requested that this item be continued from the May 6, 2008 City Council meeting, gave reasoning that he wanted to talk in particular with Administrator Mills about the impact that their project might have on Alpine School District through the Redevelopment Agency (RDA) and other elements of their project. He said that Administrator Mills had mentioned earlier today at Directors' meeting that he hadn't heard further from the Woolstenhulmes. Director Young said he would contact them to make sure that whatever contact or information they want to give him happens before next Tuesday's Council meeting.

Mayor Daniels noted that Attorney Petersen, himself, Administrator Mills and Planner Allen had recently met with the Woolstenhulmes. He mentioned that the applicant previously came before the Council and had been given approval to rezone the entire 40 acres as CS-2. The applicant then came in trying to carve a much smaller parcel of the 40 acres to do a strictly residential development. The council, at that time, advised him that the purpose of the CS-2, and the direction of the Council, was absolutely to promote commercial in that area; and that by going back and proposing a zone change that would allow a residential only component would have a potentially serious liability effect on the RDA. It could actually shut the RDA down and cause the citizens to bear the entire cost of the RDA. At that meeting, the Woolstenhulmes were advised to reconsider that decision and to further discuss it with Administrator Mills and staff and to work through a more suitable proposal than the CS-2 zoning, and would not affect the City in terms of the RDA.

b. To consider Steve Hullinger's request for final plat approval of a 2-lot subdivision known as Hullinger, Plat "C," located at approximately 860 West 1290 North, in the R1-8 (Single Family Residential, 8,000 sq. ft. lot area) zone. (NORTH FIELDS NEIGHBORHOOD).

Mayor Daniels read this item. Director Young said that there is a remaining large parcel that Mr. Hullinger has plotted out as to what they want to do for their full development plan. But at this time,

they just plan to subdivide out one lot and leave the rest of the remaining large lot there. One lot already has street frontage, so it wouldn't require a whole lot of additional development. He further stated that the lot that will be divided out is in the R1-8 zone. There are actually three zones within the larger parcel, but the area of the larger parcel they want to subdivide out is one lot in the R1-8 zone.

c. To consider Burbs LLC's request for final plat approval of a 2-lot subdivision known as the Burbs Facility Subdivision, located at approx. 510 West 700 South, in the MD (Manufacturing District) zone. (SAM WHITE'S LANE NEIGHBORHOOD)

Mayor Daniels read this item and turned the time over to Director Young. Director Young noted that this was the property previously discussed for a transfer facility. It's a final plat approval of a 2-lot subdivision of industrial land for the purpose of future development. The applicants want to take one commercial lot and make it into two lots. A transfer facility will not be added to this property at this time, he stated.

d. Public Hearing to consider an Ordinance amending Title 9 Chapter 3 Subsections: 1 (Purpose), 2 (Definitions), 4 (Impact Fee Calculations), 5 (Capital Facilities Plan), 6A (Culinary Water Impact Fee Schedule), 7 (Exceptions and Adjustments) and 8 (Appeal Procedure) of the Pleasant Grove City Code, modifying the water impact fee schedule; and providing for an effective date.

Mayor Daniels read this item. Finance Director Clay said that someone from Lewis Young Robertson & Burningham, Inc. would be presenting this item. Administrator Mills stated that the City is required to update its fees yearly and to update the City's Capital Facilities Plan every five years for its impact fees.

e. To consider approval of admission fees and facility rental fees for the new Community Center. To include approval of rental fees for other City facilities.

Mayor Daniels read this item and turned the time over to Director Giles. Director Giles informed the Council that staff was just fine tuning the new community center pass price schedule fees for residents and non-residents. They also want to receive approval of rental fees for the other City facilities, as they haven't been updated in some time. The rental fees for the other facilities will be effective July 1, 2008. A yearly pass for the community center will be approximately \$325 for a family pass. Staff has done a study, and this fee is comparable to other fees in Utah and Salt Lake Counties, Director Giles stated.

f. To consider awarding bid for the Pleasant Grove City Safe Sidewalk 2008 Project.

Mayor Daniels read this item. Administrator Mills said the bid opening had been held and Director Walker would be presenting this item at next week's Council meeting.

g. To present and consider the adoption of the City's Tentative Operating and Redevelopment Agency (RDA) Budgets for Fiscal Year 2008/2009 and set date for a public hearing to consider its approval and a date for its final adoption.

Mayor Daniels read this item. He indicated that the proposed Fiscal Year 2008/2009 Budget included some of the results of the May 10, 2008 Special Mayor and City Council Budget Workshop. He asked if Council had visited with staff relative to the questions they had mentioned at the workshop. The Council responded, no, but they would do so before next week's meeting.

Mayor Daniels then discussed concerns regarding Fox Hollow Golf Course. He said he'd been conversing with Mr. Kent Wells about the golf course. From that conversation he learned that not all the fees that the City might have to come up with have been accounted for in the 2008/2009 budget. He further mentioned that he was counting on Mr. Wells to get that information to Finance Director Clay prior to next Tuesday's Council meeting. The concern was that with the overages from construction, as well as the shortfall in projection of revenues, there may be a difference in the amount they were authorized to be subsidized by the cities and what they are actually going to request from the City. "We need to account for that in our budget," the Mayor stated.

6. Mayor, City Council and Staff Business

NOTE: Mayor Daniels informed the Council that there would be an executive session following Mayor, City Council and Staff Business. The executive session would be to discuss the purchase, exchange, or lease of real property and to discuss the character, professional competence, or physical or mental health of an individual.

• Attorney Petersen told the Council that Recorder Fraughton had called the County regarding the deadline for including recycling for Pleasant Grove City on the November ballot. In order to include this "question" on the ballot, she said the City must let them know 60 days before the election, which would be September 5, 2008. Mayor Daniels then asked if the Council was still wanting to make this a ballot issue or did they just want to make that decision as a Council. Council Member Boyd asked if there was a cost to place a question on the ballot. Recorder Fraughton said she didn't think so, but she'd check with the County. However, when she was talking to the new county election coordinator, he had asked if Pleasant Grove City had thought about placing this matter on the City's billing statement. She responded that the City had actually done a survey and didn't get good response. He mentioned that the recycling question would be added at the end of the ballot, so residents might vote in the main part and overlook the recycling item.

Mayor Daniels asked that this item be placed on a future work session agenda, so the Council can discuss the impact on residents, as well as the cost, etc. After the work session discussion, it could be determined by the Council as to whether the next step would be a public hearing.

- Administrator Mills reminded the Council that a month ago he had given them a request for
 a waiver of protest requesting an exemption from the installation of public improvements
 (sidewalk). He indicated that he still hadn't heard from any of the Council. Council Member
 Call and Boyd said they would prefer to see this placed on an agenda. Recorder Fraughton
 was then asked to place it on next week's City Council agenda.
- Council Member Jensen told the Council and Staff that they were invited, in conjunction with the Utah Lake Festival, to attend a program and pancake breakfast on June 7, 2008 from 8 a.m. to 10 a.m. (8-9 a.m. is breakfast). In addition, the Fox Hollow Golf Course grand opening is scheduled for June 18 @ 7:30 a.m. The three City Councils are invited to participate in golfing and a luncheon.
- Mayor Daniels reminded those present that the Memorial Day celebration would be held in Veteran's Memorial at the Cemetery on Monday, May 26, 2008, at 9 a.m. Melissa Finch has

arranged for a Veteran to come and speak. He also mentioned that the City had received a flag from the Joint Forces Command Post in Iraq. That flag was flown over their headquarters, in the City's honor, and will be presented at the memorial services.

7. Executive Session to hold a strategy session to discuss the purchase, exchange, or lease of real property (UCA 52-4-205(1)(d) and to discuss the character, professional competence or physical or mental health of an individual (UCA 52-4-205(1)(a).

ACTION: At 8:12 p.m., Council Member Wilson moved to go into executive session to hold a strategy session to discuss the purchase, exchange, or lease of real property (UCA 52-4-205(1)(d) and to discuss the character, professional competence, or physical or mental health of an individual (UCA 52-4-205(1)(a). Council Member Call seconded and the motion passed unanimously with Council Members Wilson, Call, Jensen, Boyd and Atwood voting, "Aye."

PRESENT:

Mayor:

Michael W. Daniels

City Council Members:

Cindy Boyd

Lee G. Jensen

Jeff Wilson

Mark Atwood

Bruce Call

City Recorder:

Amanda R. Fraughton

Others:

Frank Mills, City Administrator Gary Clay, Finance Director Tina Petersen, City Attorney

8. Reconvene:

ACTION: At 9:45 p.m., Council Member Jensen moved to go back into regular session. Council Member Boyd seconded and the motion passed unanimously with Council Members Wilson, Call, Jensen, Boyd and Atwood voting, "Aye."

Mayor Daniels said that they would now be taking action on advising legal counsel to proceed with negotiations on the Mike Pierce land acquisition matter. He indicated that the Council now had advice from staff that they had exhausted the various capabilities. It was now time to move forward with an appraisal, to negotiate forward from this point, and if an agreement wasn't reached with Mr. Pierce, to proceed with imminent domain.

ACTION: Council Member Jensen moved to instruct staff to move forward with obtaining an appraisal on Mr. Mike Pierce's property, (approx. at 2100 N. 600 W.), to continue with negotiations once the appraisal has been received; and if needed, to proceed with imminent domain. Council Member Wilson seconded and motion passed by unanimously with Council Members Wilson, Call, Jensen, Boyd and Atwood voting, "Aye."

9. <u>Adjourn</u>: At 10:03 p.m. Council Member Wilson moved to adjourn the meeting. Council Member Jensen seconded and motion passed unanimously with Council Members Wilson, Call, Jensen, Boyd and Atwood voting, "Aye."

This certifies that the Work Session Minutes For May 13, 2008 are a true, full and correct copy as approved by the City Council on July 1, 2008.

Amanda R. Fraughton, CMC CityRecorder