

Pleasant Grove City Council Work Session Minutes
July 29, 2008
7 p.m.

PRESENT:

Mayor:

Excused: Michael W. Daniels

City Council Members:

Lee Jensen (Mayor Pro Tem)

Cindy Boyd

Jeffrey D. Wilson

Mark K. Atwood

Bruce Call

City Recorder:

Amanda R. Fraughton

Deputy Recorder:

Mary Burgin

Others:

Frank Mills, City Administrator

Tina Petersen, City Attorney

Gary Clay, Finance Director

Lynn Walker, Public Works Director

Ken Young, Comm. Dev. Director

Deon Giles, Leisure Serv. Director

Tom Paul, Police Chief

Richard Bradford, Economic Dev. Director

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

Mayor Pro Tem Jensen welcomed everyone to the meeting.

1. Call to Order

Mayor Pro Tem called roll for the Council and noted that Council Members Call, Wilson, Atwood, Boyd and Jensen were present. He excused Mayor Daniels.

2. Opening Remarks

Opening Remarks were given by Council Member Boyd.

At this point, Mayor Pro Tem Jensen indicated that Mr. Rick Roberts, the Golf Pro from Fox Hollow Golf Course, would like to quickly inform the Council as to the current status of the newly renovated course. He then asked him to come forward.

Mr. Roberts then addressed the Council. He said that they have now moved into the brand new

clubhouse. The recent ribbon cutting for the clubhouse was a huge success with the state's most prominent newspapers, radio and television stations covering the event.

With play being down last year, he said that it is now way up since the state-of-the-art irrigation system was installed. The new irrigation system has saved the course 35% of the water; or 30 million gallons over last year. The system has been so efficient; it has put a lot less wear and tear on the pumps, also.

He said everyone is very excited with the huge increase in play on the course. There are numerous tournaments that are booked, including a large one with KSL Radio/Television. Additionally, there are two wedding receptions that are coming up. He said they have put in a beautiful bride's room right next to the reception area. There have also been inquires about Christmas parties in the facility.

There is still work to be done on the T-boxes on the course. He said that the project of refurbishing those T-boxes has just begun, and is planned to be done soon.

Council Member Call asked if the tournaments that are booked to come in were the result of word-of-mouth or recruiting. Mr. Roberts said a little bit of both. He explained that there has been some trading advertising for a deal on bringing tournaments in. An example would be with KSL. He said they ran several spots in exchange for a break in cost for bringing their annual tournament to the course this year. He also said that the Golf Board has instructed him to make sure that there is scheduled time for the residents to be able to come in and play without competing with the tournaments. He also said that their reception area will be spotlighted in an upcoming wedding show.

Mayor Pro Tem Jensen then asked if information had been dropped off to Administrator Mills concerning the right-of-way issue with the trail next to the course and Art Dye Park. Administrator Mills said that Board Member George Shoell had dropped the paperwork off to him. He said it will be presented to the Council in the form of a Resolution in an upcoming meeting.

Mayor Pro Tem Jensen indicated that he had heard that American Fork City has now given notice to the riding club that they need to leave the track area to the north of the golf course. He asked how this would impact the course, the driving range and parking. Mr. Roberts replied that Fox Hollow has now been given the rights to that area by American Fork City. He said as soon as they receive word that they can officially take over that area; the current railing will come down. Parking will be an issue for a short time. He said the driving range in that area has been very busy with patrons. He also noted that the driving range is considered one of the best in the state.

Mr. Roberts then thanked the Council for their continuing support. He said he couldn't thank them enough for their help with the changes to the course. He also thanked Director Walker and his road crew for all of their help at the course.

3. Presentation by Utah State Liquor Control Commission regarding construction of liquor store in Pleasant Grove City.

Mayor Pro Tem Jensen read this item and welcomed the representatives present from The Utah State Liquor Control Commission. Mr. Dennis Kellen, the Executive Director for Alcoholic Beverage Control, then came forward. He thanked the Council for the opportunity to address them.

In giving a background, Mr. Kellen then explained that the Commission had gone before the State Legislature in the last session to explain a growing need for two regional liquor stores in Utah County. These were to be located in the northern and southern portions of the county. He said that the legislature appropriated monies for these regional stores. The thought was that these stores would serve the regions, not just individual cities. He said that Orem and Provo had State Liquor Stores. However, a current Package Agency in American Fork has been very busy, as well as the State Liquor Store at the Point of the Mountain.

As mandated by state law, the agency has limitations as to where it can be located. He explained that it cannot be located within a certain number of feet of a library, playground, church or residential area. Because of this, he said they have been looking for available property that is at least 600 feet away from such structures. Also, he said that there are no sales to minors or those that are intoxicated.

He then explained that he and his staff were coming before the Council to make them aware, as they do with any local governing authorities, that they have purchased land and are in the process of locating in the area. He then asked one of his staff, Mr. John Freeman, to come forward for further explanation.

Mr. Freeman explained that he had met previously with staff to discuss the possible location. He said that he would like to first explain that the state is in the liquor business; and they do hold a monopoly. He noted that his background is in law enforcement and that even though the state has the lowest rate of DUI's, the little state owned Package Store in American Fork was the busiest in the state.

Due to the demand being there, the legislature appropriated \$4.9 million for this store. He said it will be a beautiful retail outlet with high security and digital surveillance. There is a concentrated effort that liquor is not sold to underage persons in the stores. Local police jurisdictions are the first to be called if there are infractions.

Mr. Freeman also noted to the Council that pilfering in the state stores is much lower than in the big box stores in the state. He indicated that the state stores lose 1 tenth of 1% in their stores.

He said their plan is to build a nice store with landscaping in the Dana Point area at approximately 595 South Pleasant Grove Boulevard. The site they have purchased is comprised of 1.86 acres. The store will be set back, with parking out in front.

Council Member Call asked how many square feet will be in the building. Mr. Freeman said 10 to 12,000 sq. ft. is planned.

Mayor Pro Tem Jensen asked what the local resident's reaction is to such facilities being located in their cities. Mr. Freeman said he doesn't know of any other facilities that raise more emotion with the public than the state liquor stores. He said you can see it in the media everyday. He indicated that the non-drinking public is generally opposed to drinking. He said he had grown up in Utah and was aware that there used to be a lot less drinkers in the state than there is now. Having a state-ran facility has shown to be the most responsible way to go, he said.

Mr. Kellen then explained that he has been interested to see the response of residents to the new stores. He said one example is the brand-new store in Riverton. When residents were polled, most didn't even know what the business was. He also said that those that didn't drink didn't know. Mayor Pro Tem Jensen then asked about the inevitable questions that would be coming up about possible increased drinking and driving with a liquor store here. Mr. Freeman indicated that in actuality, if the liquor store was in a certain area, the concern actually should be with surrounding communities. He said if someone does actually drink and drive, it takes some time for the alcohol to metabolize, so the drunk driving would (unfortunately) most probably take place outside of Pleasant Grove. Also, he said it is against the law for anyone to consume on the premises of the state liquor store. He said if they are intoxicated, they will be stopped and confronted by an officer.

Next, Mayor Pro Tem Jensen turned to Director Clay and asked what he would expect would be sales revenue from such a store. Director Clay explained that a convenience store would generate around \$10,000 to \$12,000 a year in sales revenue. However, this store would generate around \$40,000 in sales revenue. Director Clay said it would be a state facility, so it wouldn't be paying property taxes.

Mr. Kellen said he would like to add that part of the monies that would come into the City's coffers would also be earmarked for local police enforcement. Council Member Boyd said that would be good for the police department.

Council Member Atwood asked about the hours of operation. Mr. Freeman said that there is a possibility of two different schedules. One would run from 11 a.m. to 7 p.m. The other would be from 10 a.m. to 10 p.m. The Pleasant Grove store would have the 11 to 7 schedule, he said. However, he noted that if the store stays at that schedule, it will be because the public wants them to.

Council Member Call asked about the tentative schedule for construction. Mr. Freeman said it is currently planned that the store will open in about one year, or fall of 2009. Administrator Mills added that the store will be designed so it fits the design standards of that area of The Grove. He noted that the state has been good to work with in this regard, also. Mr. Freeman agreed. He said that their architect will work with City staff throughout the process.

Council Member Call then questioned them about how the new hotel and convention center will figure into sales with the new liquor store. Mr. Kellen said that those facilities will have to buy from the state, so all of their sales will come from the Pleasant Grove store.

The Council thanked the commission members for coming down from the state and giving their presentation.

4. Discussion regarding potential concepts for mixed-use developments in the CS-2 zone

Mayor Pro Tem Jensen said this item would be continued to the August 12, 2008 work session.

5. Department Report (Community Development Department)

Director Young addressed the Mayor and Council and told them that he would like to give a quick review of where Community Development is currently on building permits.

He indicated that at the half-year mark, residential building permits are predictably down, at only 17%. Multi-family building permits are at 11% of 2007. However, commercial building permits are at 49% of 2007. He said these numbers are as of June, 2008. He said that with the submission of the Embassy Suites and the Convention Center plats in July, the commercial number would be considerably up for 2008.

The “soft opening” of Central Bank is to be on August 11, 2008, he noted. Some of the other buildings in the area are nearing completion, with the University of Phoenix planning to conduct classes in August, 2008. He said the Liahona Academy was getting close to their qualifying for their certificate of occupancy. The Mayfield offices are nearing completion, also. He said a couple of other office buildings in the Mayfield development were also under construction.

Regarding the Copper Lefe development on State Street, he indicated that the developers have been able to secure new funding for the project, so plans for three of the buildings should be coming into Community Development soon.

6. Discussion of items for the upcoming August 5, 2008 City Council meeting

- a. Continued Public Hearing to consider Robert Little’s request to amend track #5 of the Warnick Subdivision and to create a 2-lot subdivision known as Little Subdivision, Plat “A,” located at 3154 North 1450 West in the RR (Rural Residential, 21,780 sq. ft. lot area) zone. **(MANILA NEIGHBORHOOD)**
*Continued from July 15, 2008 City Council Meeting

Director Young said this subdivision was fairly standard. He asked if there were any questions from the Council. There were none.

- b. To consider approval of a Lot Line Adjustment Final Plat for Lot 3 of Valley View Heights Subdivision, Plat “A,” and the Leo Ault property located at 984 South Loader Drive. **(SCRATCH GRAVEL NEIGHBORHOOD)**
*Continued from July 15, 2008 City Council Meeting

Director Young said that an agreement in regard to this item had been hammered out on the proposed road that had been discussed in a previous Council meeting. He said the road was not required to be on the plat, as recommended.

Attorney Petersen then indicated that the representative of Mr. Ault had said that the issue of the road on this particular plat was not necessary. She said that Community Development was only requesting, not requiring the showing of the road on the plat. She said that the issues were resolved.

7. Mayor, City Council and Staff business

- Director Bradford reminded everyone that the ribbon cutting for Central Bank is on August 22, 2008 at 10 a.m.
- Director Walker announced that the street crews were getting 200 South prepared to be resurfaced. He said the outside edges were in the process of being milled. He said it will take about a week and a half to complete the road.
- Fire Chief Sanderson said the newly installed vehicle exhaust system in the fire station is working really well. He noted that the construction workers would be coming the next day to put the new roof on the station so it no longer leaks during stormy days.
- Recorder Fraughton said that she and Deputy Burgin would be at the UMCA Academy during the second half of the upcoming week.
- Attorney Petersen said she had just received word that the Supreme Court would be hearing oral arguments on the Summum case on November 12, 2008. She said that Council Member Atwood had expressed a desire to be there, but she didn't know for sure who would be allowed to come into the hearing.
- Council Member Boyd indicated that she and the Heritage Festival Committee had discussed the pros and cons of the Community Service awards that have been given out over the years. She asked the Council if they had an opinion on it. She also observed that there hasn't been much of a criteria for choosing candidates over the years.

Director Clay then said that it has been a bit of a last minute thing over the years. He said it seems to be difficult to get nominations.

Mayor Pro Tem Jensen then asked who is to be nominated—employees, volunteers—or a combination?

Council Member Boyd explained that she agrees with Director Clay in that it either be well thought out, or just abandon the idea.

Administrator Mills then suggested that perhaps it would be good to present it during the Christmas party to four or five volunteers and employees each year. Council Member Call suggested that only one employee and one volunteer be selected.

- Council Member Call reminded everyone that the “Beat Beethoven” 5 K race would be coming up at the Heritage Festival on September 13, 2008. He invited the Council to join him in the run.
- Council Member Atwood said he had met with North Point Waste and the recycling issue was discussed. The meeting lasted two hours. He said that Allied Waste explained that if recycling goes citywide with an opt-out clause; it seems to be very successful. Lehi has an 85% participation rate with recycling right now, and they have the opt-out clause. He expressed to the board that Pleasant Grove citizens have mostly expressed their concern with

the cost. He said they told him that if it is mandatory, with an opt-out clause, the cost is fairly minimal.

He then explained that he felt the meeting was very productive and informational. He also told the Council that he had told the board that Pleasant Grove was thinking of putting the recycling question on the ballot this fall. The representative from Allied Waste suggested that the City not do that in that they will not have all the information and costs ready by then.

- Mayor Pro Tem Jensen announced that the Library Birthday Party that had been held the preceding week had been very successful. He said there were a lot of children that attended the party. He also said he would be in Denmark picking up his son from his mission in the next few weeks.

8. Adjourn

ACTION: At 8:03 p.m, Council Member Wilson moved to adjourn the meeting. Council Member Atwood seconded and the motion passed unanimously with Council Members Call, Wilson, Atwood, Jensen and Boyd voting “Aye.”

This certifies that the Work Session Minutes For July 29, 2008 are a true, full and correct copy as approved by the City Council on August 19, 2008.

Mary Burgin, Deputy Recorder