

**Pleasant Grove City Council Work Session Minutes**  
**September 25, 2007**  
**7 p.m.**

PRESENT:

Mayor Michael W. Daniels

City Council Members:

Cindy Boyd

Mark Atwood

Lee G. Jensen

Bruce Call

Jay Meacham

Deputy Recorder:

Mary Burgin

Others:

Franks Mills, City Administrator

Gary Clay, Finance Director

Tina Petersen, City Attorney

Tom Paul, Police Chief

Deon Giles, Leisure Services Director

Lynn Walker, Public Works Director

Ken Young, Community Development Director

Marc Sanderson, Fire Chief

Degan Lewis, City Engineer

Libby Flegal, Neighborhood Chair

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

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Mayor Daniels welcomed everyone to the meeting.

**1. Opening Remarks**

The Opening Remarks were given by Council Member Atwood.

**2. Department Report (Administrative Services Department)**

Administrator Mills addressed the Mayor and Council and said that they were certainly aware of the fact that Pleasant Grove City has a lot of good volunteers. He said, however, that there wasn't always a lot for them to do in volunteer services. In talking to other cities, he said he had heard good things about a model program from the State. In talking to Chief Paul about the program, he said he could see it working well in Pleasant Grove City.

Chief Paul then came forward and said that the VIPS (Volunteers In Police Services) program has been successfully implemented in Orem City and around the state and the nation. He then began a presentation for the Mayor and Council.

He explained that the VIPS duties and responsibilities would include their assisting patrol as needed, directing traffic at accident scenes, the removal of debris in the roadway, standing by for wreckers at

impounds and accidents, assisting with stray animals, shuttling paperwork and equipment, assisting in the search for lost children, vehicle identification number inspections, recovery and return of lost and found property, extra patrols and vacation checks, enforcing sign ordinances and moving and checking on radar trailers. He said they could also help with assisting with bike rodeos and neighborhood watch classes. If the volunteers were trained to help in these areas, Chief Paul said they would be invaluable in freeing up officers.

He next told the Mayor and Council that his department would probably turn to those that have been through the CERT training with the department. He said they will be outfitting them with radios and uniforms that will give them a neat and professional appearance. Also, he noted that implementing this program would be good timing with the loss of the Lindon contract in a year.

Chief Paul also mentioned that he currently has some excess older patrol cars. He said that he was thinking that perhaps a couple of the cars could be refurbished for use by the volunteers.

Mayor Daniels then commented that he liked the idea of the program. Chief Paul said there would be an educational period with the public. He said he can see this as a positive, helpful enforcement effort. Scenarios such as a if a trash can has been left at the curb for several days, the volunteer could help by wheeling it up into the yard. Or jump-starting cars, etc. He said it would consist of mostly friendly reminders given by the volunteers.

Council Member Jensen asked if something happened to the volunteer, what the City's liability would be. Attorney Petersen said that State Code protects volunteers with the Volunteer Act. However, she said this would only be up to a certain point. She explained these would not be the people performing or trained to perform emergency services such as EMT or fire fighting. If they were injured on City time, she said they would be covered by Worker's Compensation.

The Mayor and Council thanked Chief Paul for his presentation. Chief Paul said he is proud of the fact that Pleasant Grove has a rich history of volunteers.

### **3. Discussion regarding Downtown 2020. It is recommended that the City Council provide input regarding an outline of a proposed course of action and steps to be taken to accomplish revitalization of Downtown**

Director Young came forward and said the presentation would consist of his information, followed by Director Bradford's portion of the presentation. He said that he and Director Bradford are basically proposing a revitalization plan for the downtown area. The plan is called the Downtown 2020.

Next, Director Young said he wanted to start with a quote from Hyett/Palma in their book, "Creating the Future Downtown." The quote was, "The most successfully enhanced downtowns nationwide are those whose local public officials bravely and visibly support downtown's enhancement and whose business leaders make downtown's enhancement a community-wide priority." He added that downtown is the collective memory and soul of the community.

He then showed pictures of beautiful downtowns. He said they represented many good examples throughout the nation. Additionally, he showed a picture of a beautiful city hall that looked older, but was new. He said it blended in with the older downtown area it was in.

A preparation schedule for the plan will be put in place. That plan started with the Economic Development Committee on September 19, 2007. He said they reviewed the Action Plan and prepared that plan in order to present it to the Council at the current meeting. Between this meeting and January 15, 2008, there will be additional meetings with the Council, the R/UDAT implementation team, the Planning Commission and the Economic Development Committee. On January 15, there will be a presentation of the final Action Plan presented to the Mayor and Council.

Director Young told the Mayor and Council that Pleasant Grove City has membership with the National Main St. organization. He said that a Downtown Advisory Board, which will eventually be established as a non-profit organization. They will review the R/UDAT and General Plan goals and set up specific actions with deadlines.

The plan would involve amending zoning ordinances, adopting design guidelines and standards of building and refurbishing the historic portions of the downtown. There would be a mix of commercial and residential as well as historic preservation.

Director Bradford next addressed the Mayor and Council. He asked that they turn to page 11 of the report, Paragraph F. He indicated that Pleasant Grove City had already put one million dollars into the downtown area in the form of utility improvements, sidewalks, and street lighting. The City hoped the private sector be encouraged to bring in new major investment into the downtown area. The new investment would bring a return to the City in the form of a tax increment which would retire the RDA bonds. That did not happen. He said that the private sector should sit back and wait for the City make further investments until the City begins to realize a return on their first investment.

He explained that the purpose of tonight's report was to obtain guidance from the Council for their thoughts on the downtown and whether these policy statements accurately reflected their views.

On page 13 of the Action Plan, Director Bradford said that the very important element of the vision statement is explained. He noted that a vision statement is a daydream about what a downtown would look and act like in a perfect world. The vision statement becomes a list of objectives and specific action items which would be implemented by the Downtown Advisory Committee (DAC).

He also said that Downtown Pleasant Grove, as an entity, needs to work on a comprehensive branding scheme. He added that the tools of branding included positioning Downtown's desired image. He suggested Downtown needs catchy name and logo. Events and promotions would need to be planned by the DAC. He said Downtown Pleasant Grove could capitalize on its unique opportunity to celebrate a variety of international cultures because of the many returned missionaries in the area. Such celebrations could include native music, fashion shows, street dances, and cultural exhibits. Many international cultural clubs might be interested in coordinating such events.

The City's economic development office, which Director Bradford heads up, is actively recruiting new businesses for Pleasant Grove. Business targets include fine dining, consumer electronics and fitness centers. He said his office keeps an on-going inventory of sites or existing buildings downtown and in the Grove.

In summary, Director Bradford said that City officials are very supportive of any efforts by private sector business owners to invest and help revitalize Downtown Pleasant Grove. He added that going

forward a DAC should be formed (which includes property and business owners); and that the organization should be dedicated to the single purpose of improving Downtown.

Council Member Call complimented Director Young and Director Bradford on the report. He said they have come up with a good way to approach the project. He said it was a great move and felt they had done a great job.

Council Member Atwood said he had a lot of fond memories of Downtown Pleasant Grove. He then noted that it is important to teach the business owners that they need to help themselves. In running for office and speaking to some of the owners, he noted hard feelings toward city leadership. He said his comment back was to say that the business owners need to step up and figure a way to promote themselves. He said that even though this was a big task, he felt it could be done. He further noted that the downtown could be comprised of several elements, including housing and shopping together.

Council Member Jensen indicated that the City had put money into The Grove area. He said, however, that the current downtown business owners didn't have the economic base to compete with The Grove businesses. He also said he has seen a lot of time and effort go into the growth of The Grove area; and he realizes that it will take time and effort to also help the revitalization of the downtown area.

Administrator Mills then indicated that there are investors that are waiting in the wings to build in the downtown area. He said that monies have been put down on land in the Downtown area, and the investors are very serious. Council Member Meacham asked if the developers had any expectations for the City to provide anything in particular. Administrator Mills said no, they are ready to come in and do what needed to be done.

Council Member Meacham then said he remembered the R/UDAT Committee suggesting that there needed to be a funding source to be created for the revitalization of the Downtown out of a percentage of fees collected throughout the City. Administrator Mills then explained that in four years, the Downtown RDA runs out. He explained that whatever is left to pay on the debt, the City's General Fund will have to pay

Director Clay then noted that everything with (City) money is a decision. He said the City always has a limited amount of money. He went on to say that the City cannot resurrect the Downtown themselves. Private monies must be involved, he said.

Mayor Daniels then asked what the Council's expectation of the Downtown area would be. He said this was a call to action. He also indicated that an action plan was being put in front of himself and the Council. This would mean that he and the Council would need to be of one mind in agreeing that they agreed that staff could go out and execute the plan that was before them. Council Member Boyd said the document had been very thoughtfully put together. She said the implementation schedule was perfect, and the Council needed to stand behind staff in this effort.

Mayor Daniels said the roll of the City staff as well as the Council, then, was to facilitate the renovation and revitalization of the Downtown. By this, The Mayor explained that he meant that the City will provide professional expertise by City staff. However, he said that the funding and managing programs must be driven by the private sector. He said that the City needs to be clear that they support the effort. He then asked if the Council felt comfortable with this stance. Each member

of the Council said that they agreed with the Mayor.

Council Member Jensen then asked what, exactly, that the Mayor meant by facilitating. Council Member Boyd said facilitating would include forming and participating on a committee regarding the Downtown. Council Member Call said he sees facilitating as keeping the current course of an advisory capacity, but not putting money into the project. He said, however, that this shouldn't preclude future Councils from their rolls in helping.

Council Member Meacham said he felt that the reason the Downtown had not progressed was that some of the business owners were waiting for further financial support.

Council Member Atwood said he felt the facilitator role of the City would be to facilitate a private sector DAC that would create leadership opportunities for members from the private sector. Council Member Jensen said he had observed that some of the Downtown business owners seemed to say to the City to, "come in and make my business successful." Council Member Atwood said he was surprised when the City held the "Christmas Around the World" event and several of the Downtown business owners complained. He said it was the role of the business owners to get people into their businesses to buy; and that is not the role of the City.

Council Member Call said he felt that the City had played a strong facilitator role in The Grove. Council Member Meacham agreed. He said he agreed with the approach as far as understanding, expectations and the good direction that can be taken with the statements in the report.

Council Member Jensen added that there were several projects in the downtown area that the City could invest in that would draw people to the Downtown. He said these would include a new library, art centers and a new city center. Council Member Atwood agreed that those kinds of added facilities would be a draw to the Downtown area.

Mayor Daniels then mentioned that there was the potential that some existing facilities that had existed for years would perhaps need to be torn down. This would have the result of perhaps moving some of the businesses on if they didn't have the resources to move forward and improve. He said these will be the serious issues the Council will have to wrestle with. He also said that in the middle of an election year, it will sometimes take fortitude in facing those that discuss the library, the Beck home and other issues that have been discussed for years. He said that the Downtown 2020 Action Plan gives the Council very specific directions to follow.

Council Member Boyd said she feels that the document can lend a great deal of confidence to the downtown establishment.

Mayor Daniels then complimented the Council and said that the evening's discussion had been very good. He expressed appreciation to Director Bradford and Director Young for coming up with the plan. He said he felt the job of the City Council was to live with the suggested schedule.

Attorney Petersen then asked what the visioning meeting would be doing. Director Young said they would help to gather concepts so that these concepts could be presented to the Council. He said they actually have a design theme with text and visual aids they will be presenting.

Administrator Mills told the group that he had seen many ideas come and go over the years to

improve the downtown area. He said this one was different from all of the others in that the report suggested that it was time for the Downtown businesses to invest in the Downtown area.

Mayor Daniels said after discussing it with the Council in this meeting, he could see they were supportive of the effort to help the downtown area. He then directed the staff to go forward with their ideas. Director Young said that he and Director Bradford would be coming to the Council for continued guidance and approval.

Mayor Daniels then said the he would read the upcoming items for the October 2, 2007 Council meeting. He said if there were any comments, to please make them.

#### **4. Discussion of items for the upcoming October 2, 2007 City Council meeting**

##### **a. To consider approval of placement of plaque and monument at the Manila Tank Park, which will be dedicated to Samuel Ives.**

Mayor Daniels read this and commented that it is being named after the Valley View Elementary student, Samuel Ives, who lost his life this past summer.

##### **b. To consider Don Hardman's request for final plat approval of a flag lot subdivision, to be called Hardman Subdivision, located at approx. 372 East 1100 North, in the R1-8 (Single Family Residential, 8,000 sq. ft. lot area) zone. LITTLE DENMARK NEIGHBORHOOD**

There were no comments made on this item.

##### **c. To consider adoption of a Resolution requesting the recertification of the Pleasant Grove City Justice Court.**

After Mayor Daniels read this item, Attorney Petersen said this is a process the court has to go through every four years to recertify. She said the State provides a long checklist regarding security, paperwork, etc. She also said the checklist is not included in the packets, but if anyone wants to see it, they are welcomed to come by her office.

##### **d. To consider approval to write and submit an application for a Land and Water Conservation Grant for the 3300 North 900 West Park and Pressure Irrigation Reservoir Landscaping. The City Council agrees that the City has the resources to finance its share of the project costs and will bear the cost of the operation and maintenance of the completed project.**

Mayor Daniels said this grant has been applied for use in Manila Tank Park. Director Giles said it goes along with the landscaping of the secondary system in that area.

#### **5. Mayor, City Council and Staff Business**

- Director Giles said there were bio's in the Council's packets that tell about the newly nominated Arts Commissioner, Katie Pitts. He said it is on the Consent Agenda for the October 2, 2007 Council meeting.

## **6. Adjourn**

**ACTION:** At 8:12 p.m, Council Member Jensen moved to adjourn the meeting. Council Member Atwood seconded and the motion passed unanimously by Council Members Meacham, Jensen, Atwood, Boyd and Call voting “Aye.”

This certifies that the Work Session Minutes  
For September 25, 2007 are a true, full and correct  
copy as approved by the City Council on  
October 2, 2007.

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Mary Burgin, Deputy Recorder