

**Pleasant Grove City Council Minutes  
June 2, 2009  
7:00 p.m.**

**PRESENT:**

**Mayor:**

Michael W. Daniels

**Council Members:**

Mark K. Atwood

Cindy Boyd

Bruce Call

Lee Jensen

Jeffrey D. Wilson

**Excused:**

Tina Petersen, City Attorney

**City Recorder:**

Kathy T. Kresser

Colleen A. Mulvey, Deputy Recorder

**Others:**

Frank Mills, City Administrator

Gary Clay, 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

Libby Flegal, NAB Chair

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

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**1. CALL TO ORDER**

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

**2. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was lead by Council Member Atwood.

**3. OPENING REMARKS**

Opening Remarks were given by Emily Nelson, Miss Pleasant Grove.

#### **4. APPROVAL OF MEETING'S AGENDA**

Mayor Daniels asked if there were any questions or changes on the meeting's agenda.

Council Member Wilson requested an executive session to be held to discuss the character, professional competence, or physical or mental health of an individual (UCA 52-4-205(1)(a)). Mayor Daniels added that there will also be an executive session to discuss the purchase, exchange or lease of real property (UCA 52-4-205(1)(d)).

Mayor Daniels noted the change and asked if there were any other changes to the agenda, there were none. The Mayor then asked for a motion to approve.

**ACTION:** Council Member Call moved to approve the agenda adding the executive sessions. Council Member Wilson seconded and the motion passed unanimously with Council Members Atwood, Boyd, Call, Jensen and Wilson voting, "Aye."

**5. CONSENT AGENDA** (Consent items are only those which have been discussed beforehand, are non-controversial and do not require further discussion):

##### **MINUTE REVIEW AND APPROVAL:**

- a. City Council Minutes for May 19, 2009
- b. Work Session Minutes for May 12, 2009
- c. To consider approval of paid vouchers (May 26, 2009)

Mayor Daniels stated that there are two changes to the minutes for the May 19<sup>th</sup> Council meeting, one being removing Council Member Call's vote on the motion for item "c", he recused himself from that item and the other is a grammatical change in item "e".

Mayor Daniels asked if there were any other questions or changes on the consent agenda items, there were none. The Mayor then asked for a motion to approve.

**ACTION:** Council Member Boyd moved to approve the consent agenda items with the May 19, 2009 City Council minutes being approved as corrected. Council Member Call seconded and the motion passed unanimously with Council Members Atwood, Boyd, Call, Jensen and Wilson voting "Aye."

#### **6. OPEN SESSION**

Mayor Daniels explained to those present that if an item was not a public hearing or not on the agenda, they were welcome to come forward and address the Council. No one came forward, the Mayor then closed the meeting to the public.

#### **7. NEIGHBORHOOD ADVISORY BOARD REPORT**

Chairperson Libby Flegal stated that there was nothing to report at this time.

**8. BUSINESS:**

**A. MISS STRAWBERRY DAYS ROYALTY PRESENTATION**

Mayor Daniels stated that it is our honor to have the Strawberry Days Royalty in attendance here to give a presentation.

Emily Nelson, Miss Pleasant Grove came forward and introduced her attendants; Madysen Memmott, First Attendant, Amanda Cannon, Second Attendant, Kimberly Labrum, Third Attendant and Adriana Turley, Fourth Attendant. The attendants highlighted some of upcoming events for Strawberry Days which include a concert at the Veteran’s Memorial Park on Tuesday, June 16<sup>th</sup>, the Baby Contest on Wednesday, June 17<sup>th</sup>, Huck Finn Day at Battlecreek Park on Friday, June 19<sup>th</sup> and the Mammoth Parade starting at 10:00 a.m. on Saturday, June 20<sup>th</sup>.

Ashlee Stewart, Strawberry Days Rodeo Queen introduced herself and mentioned some of the details of the Rodeo events; the Rodeo will be held June 17<sup>th</sup> through the 20<sup>th</sup>, the pre-rodeo entertainment will begin at 7:30 p.m. and the Rodeo starts at 8:00 p.m. Ms. Stewart pointed out that the PRCA, Professional Rodeo Cowboys Association is a significant event and that Pleasant Grove is lucky to have this event; it is one of the largest rodeos in the state. The Junior Rodeo Royalty members who were present came forward and introduced themselves; Junior Rodeo Queen, Wynnie Mason, First attendant, Colleen Southwick and Third attendant, Chauncey Zebley.

Terry Marchbanks, pageant coordinator wanted to point out that one of the contestants from the Miss Pleasant Grove pageant, Madysen Memmott chose to do an awesome platform that she created called *Open Hearts*; it’s about working in our community to break the stigma that is sometimes placed on those with special needs. One of her ideas was to invite four special young women from Pleasant Grove High School to ride with our royalty on the Pleasant Grove float in the Strawberry Days Parade and participate in some of the other fun events. Ms. Memmott introduced the four young women; Jessica Sugy, Rileigh May Taylor, Jessica Yarn and Hillary Home.

**B. PUBLIC HEARING TO CONSIDER ORDINANCE (2009-12) FOR APPROVAL AND ADOPTION OF THE PROPOSED ROADWAY CAPITAL FACILITIES PLAN AND IMPACT FESS FOR THE CITYWIDE SERVICE AREA IN PLEASANT GROVE CITY (CITY WIDE IMPACT)**

Elise Letchenberg of Lewis, Young, Robertson & Burningham presented copies of proposed Roadway Impact Fees for the Citywide Service Area; she mentioned that these impact fees will be assessed throughout the City with the exception of the 2000 West service area. The calculations were based on the Master Plan and Capital Facilities Plan that was prepared by JUB Engineers. The total cost of these impact fees amounts to around eight point eight million dollars with the net impact fee cost per trip amounting to two hundred sixty five dollars and twelve cents.

Mayor Daniels asked when was the last time the City adopted Impact Fee changes and how frequently should they be done. Ms. Letchenberg stated that it was in 2003 and it is

recommended to review them every three to five years. She stated that the key is that new fees need to be adopted when there are major changes to your Land Use Plans or to the Capital Facilities Plan.

Council Member Atwood commented that he felt that these fees should be reviewed more than every five years. Ms. Letchenberg agreed stating that Pleasant Grove still has a lot of development taking place so it should be looked at around every three years.

Mayor Daniels opened the meeting to the public for questions or comments, no one came forward. The Mayor closed the meeting to the public and asked if there was any further discussion, there was none.

**ACTION:** Council Member Wilson moved to approve Ordinance 2009-12, an ordinance fixing and prescribing a policy for Impact Fees for Roadway Facilities; adopting an amended Capital Facilities Plan for the provision of said facilities; establishing a Service Area for purposes of equitable distribution of Roadway Impact Fees, and other related matters. A public hearing was held. Council Member Call seconded and the motion passed with Council Members Atwood, Boyd, Call, Jensen and Wilson voting “Aye.”

Mayor Daniels thanked Ms. Letchenberg for her hard work on all the changes and revisions for this ordinance.

**C. PUBLIC HEARING TO CONSIDER THE REQUEST OF MADELYN KNUDSEN TO REZONE A PARCEL OF LAND COMPRISING 0.48 ACRES, FROM R1-8 (SINGLE-FAMILY RESIDENTIAL) TO RM-7 (MULTI-FAMILY RESIDENTIAL) LOCATED AT 350 EAST 600 SOUTH (STRING TOWN NEIGHBORHOOD) (ORDINANCE 2009-11)**

Director Young stated that this particular parcel which is about half of an acre is a significant lot size for the zone it is in. Because of the configuration of this lot it makes it difficult to divide it into two lots and to achieve the frontage required; it makes it almost impossible to subdivide it into two separate parcels. There is a potential currently within the zone for one twin home development (two units), however because of its size and location that has not been a favored type of development for that neighborhood. Director Young stated that the applicant would like to rezone the property from R1-8 to the RM-7 zone which is actually provided for in the current land use designation in the general plan. The high density residential land use designation does cover that neighborhood. Director Young added that this request, if allowed would allow the development to put in, without subdividing, up to two twin homes (four units) and that is the intent of the applicant. Director Young said that there would also be a site plan requirement that would provide for sufficient parking and landscaping, etc. There is some concern regarding the approach to this property, the access will be from 350 East.

Council Member Call asked if there was a way, rather than looking at this parcel as an island, to connect this piece of property to the existing RM-7 zone. Director Young stated that the roadway between the two zones deters it from being a good connection, the concern is geared more towards what fits and what is reasonable for the approach of the development and not necessarily

what looks the most attractive on the map as far as connections, it's adjacent to retail development and the proximity to other multi-family areas make this a reasonable approach.

Council Member Atwood stated that his concern is with saying that the access will be from 350 East because almost everyone uses that dirt road on 300 East and it makes a mess and with this new development it is just going to add to that situation. Director Young stated that that is a concern regardless of how this property develops and is something that the City will have to look at and correct.

Council Member Call asked that in the future are there plans for more of this area being designated as RM-7. Director Young stated only if any existing development were to be removed or re-developed.

Administrator Mills asked if there still was a utility easement on the north side of this property and was that calculated into their building plan. Director Young stated that there was, and as far as the acreage and zoning capability there actually could be an additional unit or two that might be allowed with the RM zoning but because of the lot configuration and the easement, the four units will be the maximum allowed.

Mayor Daniels wanted clarification that on the south end of this property; it is not a roadway and the City vacated the right of way. Director Young stated that he was not sure that the City ever actually vacated it or if it was ever officially a road.

Mayor Daniels then stated that this was a public hearing and opened the meeting to the public.

Hinez Leonhart, 566 South 400 East came forward to express his concern with the water runoff from developing this property stating that this will cause it to run off into the intersection. He stated that his main concern is what the proposed dwelling will be used for. Mr. Leonhardt said that he does not want to see another situation like before on 3<sup>rd</sup> East with the Alliance Youth Project. Mr. Leonhardt feels that because he lives there he wants to know what is planned for this property.

Mayor Daniels explained that tonight the discussion is on the rezone of the property there will be other opportunities to talk about the actual use of what goes in there. As far as the water runoff, people are required when they develop to detain or retain the water that comes off of their property, so they will have to plan accordingly for storm drain, sewer, etc.

Mayor Daniels asked if there were any other comments regarding this rezone request. There were none. The Mayor closed the meeting to the public.

Council Member Atwood stated that he was concerned about the zoning where it does not connect and about adding to the traffic in that area. He commented that we have had many developments come before us and we have tried to stay with the zoning and stay away from islands and spot zoning and we have denied them.

Council Member Call asked if it was all single family homes in that area.

Mr. Knudsen who was present representing the applicant stated that there currently is a duplex to the west of this property.

Council Member Boyd asked for clarification on the maximum to be allowed on this property and would they be twin homes. Director Young stated that two twin homes (four units) are what is being proposed. Council Boyd commented that the look of twin homes is more like a single family home than a duplex. Director Young stated that that is what the staff is also recommending that it be developed as twin homes.

Mayor Daniels mentioned that the use on this property is not what is up for discussion tonight, it is the zone change.

Council Member Atwood stated that we need to add the reason why we are allowing spot zoning in our motion. He said if Council cannot come up with a reason then he cannot support this request, stating that it will be leaving this subject wide open.

Director Young pointed out that the proposed zone change is consistent with the land use; the General Plan itself has land use designations. This is a high density residential land use, within that land use designation there are a few zones that apply, the R1-7, R1-8 and RM-7, so changing the zone to the RM-7 zone will still apply. Director Young stated that there is nothing in the General Plan that prohibits or discusses spot zoning.

Council Member Boyd pointed out that the environment around this area is an assemblage of single family residences, duplexes, businesses and twin homes that is overall look in this zoning area already.

Director Young stated that that commercial retail area is not in its highest and best use right now, it is anticipated for sometime in the future that it will be redeveloped into a more intensive commercial development. Usually a high density residential acts as a buffer between a lower density residential neighborhood and a higher intensive commercial use and in that manner it makes this particular application more reasonable.

Mayor Daniels clarified that the parcel in question, the parcels to the east and south and southeast are still somewhat open and adjacent to this residential commercial and RM type of zoning and this provides a transition between the current residential and the future development. Director Young stated that was correct.

Mayor Daniels asked if there was any more discussion on this item, there was none. The Mayor then asked for a motion.

**ACTION:** Council Member Boyd moved to approve Ordinance 2009-11, an Ordinance amending the official zoning map of Pleasant Grove City, changing the zoning classification from R1-8/Single Family Residential to RM-7/Medium Multiple Residential for property located approximately 350 East 600 South; for the applicant Madelyn Knudsen. A public hearing was held. Council Member Jensen seconded and the motion passed by a four to one vote with Council Members Boyd, Call, Jensen and Wilson voting “Aye” and Council Member Atwood voting “Nay.”

**D. TO CONSIDER THE REQUEST OF APPLE GROVE PD HOME OWNER'S ASSOCIATION TO REMOVE A SMALL AREA OF THE NORTHEAST CORNER OF APPLE GROVE PHASE 4 PUD PERIMETER BOUNDARY, LOCATED APPROXIMATELY 530 EAST APPLE GROVE LANE, IN THE R1-8 PD (SINGLE-FAMILY RESIDENTIAL PLANNED DEVELOPMENT) ZONE (STRING TOWN NEIGHBORHOOD)**

Director Young explained that this plat amendment fits in the category of housekeeping, it is for a very narrow strip of land along the east side of Apple Grove Lane, just north of Apple Blossom Lane, this land is held in common by the Apple Grove Home Owner's Association (HOA). The HOA for Apple Grove is willing to deed the property over to (Huey) the owner of the property to the east, which changes the Phase 4 boundary and therefore requires a plat amendment. Director Young stated that the staff is also recommending the condition that the property owner, the Huey's understand that the removing of this small strip from Apple Grove Phase 4 and it being deeded over to them still does not make their property a legal lot, and that a new subdivision amendment proposal will be required for the Kid's Corner Subdivision prior to any further building permits being issued.

Administrator Mills stated that there is a lower irrigation ditch that goes through that property which is used for part of our storm drain system and suggested that when the change is made on this plat, that that easement be recorded on that property.

Mayor Daniels asked if there was any further discussion, there was none. The Mayor then asked for a motion.

**ACTION:** Council Member Wilson moved to approve the boundary adjustment located approximately at 530 East Apple Grove Lane from Apple Grove to Kid's Corner Subdivision with the staff recommendations and adding the storm drain easement to be recorded on the plat. Council Member Boyd seconded and the motion passed unanimously with Council Members Atwood, Boyd, Call, Jensen and Wilson voting "Aye."

**E. TO CONSIDER A RESOLUTION (2009-014) AUTHORIZING THE MAYOR TO SIGN A RENTAL AGREEMENT BETWEEN PLEASANT GROVE CITY, DENNIS BAKER AND DON BRANDT FOR A STORM DRAIN DETENTION FACILITY LOCATED AT APPROXIMATELY 2000 WEST PLEASANT GROVE BLVD (SAM WHITE'S LANE NEIGHBORHOOD)**

Mayor Daniels stated that this location at the corner of Pleasant Grove Blvd and 20<sup>th</sup> West is part and parcel with continued development of 20<sup>th</sup> West. The construction on 20<sup>th</sup> West cannot be completed without having this storm drain detention facility in place. The staff has worked with Mr. Baker on getting an appraisal for the value of that land and then coming up with a rental agreement in terms of what each party is responsible for and the dollar amount.

Council Member Boyd questioned that we are renting instead of buying it. The Mayor said that we are renting at this point in time.

Council Member Jensen asked about the dollar amount and why are we renting and not purchasing. Mayor Daniels stated that it will be five hundred dollars per month. The Mayor explained that right now the cost for property in that area is higher than anywhere else in the City and the long term intent of the City is to run the storm drain through the area and underneath the freeway. Council Member Jensen then asked if the rental would be in perpetuity. The Mayor stated that the agreement is for twelve months plus one twelve month extension and by that time we will have to have created our alternate plans and will go back to the table with Mr. Baker and discuss it then.

Administrator Mills explained that this is the same agreement that we had with Mr. Beasley up on 20<sup>th</sup> West. Not knowing exactly what the outcome on the I-15 project and the other developments taking place; there are a lot of entities that need drainage to go down to the lake and we either have to buy land east of the freeway and store that water or participate in the cost to enlarge the pipes under the freeway and get a big enough pipe to carry it straight down to the lake. The decision has not been made as of yet, so at this point in time to get 20<sup>th</sup> West working and functioning, to get the water off of it we needed this agreement.

Mayor Daniels asked if there was any other discussion, there was none. The Mayor asked for a motion.

**ACTION:** Council Member Jensen moved to approve Resolution 2009-014, authorizing the Mayor to sign a rental agreement between Pleasant Grove City, Dennis Baker and Don Brandt for a storm drain detention facility located at approximately 2000 West Pleasant Grove Blvd. Council Member Call seconded and the motion passed unanimously with Council Members Atwood, Boyd, Call, Jensen and Wilson voting “Aye.”

**F. PUBLIC HEARING TO CONSIDER A RESOLUTION (2009-015) FOR THE APPROVAL AND ADOPTION OF THE CITY'S FISCAL YEAR 2009/2010 BUDGET, INCLUDING THE ALLOCATION OF REVENUE FROM THE WATER, SEWER AND OTHER ENTERPRISE FUNDS TO THE GENERAL FUND. THE PLEASANT GROVE REDEVELOPMENT AGENCY BUDGET IS INCLUDED IN THE FINAL BUDGET (CITY WIDE IMPACT)**

Director Clay stated that hopefully this is the final step in the budget approval for fiscal year 2010. There are no changes in the General Fund revenue from what was looked at two weeks ago and all of the adjustments that were requested by the Council were made. At the request of Council Member Jensen it also now shows the Fox Hollow Golf Course debt that the City has responsibility for which includes the land and bond payment with interest. Director Clay asked if it was needed to go through the entire detail again. Director Clay also stated that this budget information has been available to the public for review for the past two weeks.

Mayor Daniels suggested that any questions or items to be discussed about the budget be addressed at this point before any action is taken on this.

Mayor Daniels asked about the Fox Hollow item, how much money do we want to identify for operations. Director Clay pointed out that for operations, that has to come out of General Fund revenue, we cannot use Capital Fund revenues.



Council Member Jensen stated that his recommendation is to set aside an amount similar to what the other cities appear to be setting aside. Council Member Jensen said that Fox Hollow will be coming to us for operating money above and beyond the debt service so it would behoove us to have this set aside so we do not have to scramble around when they do. It also prohibits them from preparing their own operating budget. Council Member Jensen stated that in his view, Fox Hollow is a recreational investment that the City has made and should be treated the same as we treat the recreation department, the swimming pool and other areas of the City that we have money allocated to support, they are services we provide to our citizens. He stated that it also says to the golf course, give us an operating budget, project the shortfalls, etc.; they should not have to wait for us to put together our own budget and ignore that aspect of what is going to happen within the course of the next twelve months when they come and ask for financial support that we haven't budgeted for.

Council Member Atwood stated that he prefers the idea of the golf course knowing that there are no additional funds coming so they need to get working. He added that in the past we have never scrambled to come up with money for them, they have never been denied; we have always met our obligation.

Council Member Boyd questioned if any of our other departments do this, after getting the allotted money are they able to ask for more.

Mayor Daniels stated that there are two different things being stated; one is the question as to whether or not the City should fund a specific amount each year in the operating budget of the General Fund for Fox Hollow; the other question is for the Operating Budget 2009/2010, what is the dollar amount and where are we going to get that money from. The Mayor stated that to answer the first question, that is a Council decision; does the Council want to fund the operating expenses of Fox Hollow golf course on a regular basis. Then the second question can be answered either independently or as part of the first decision, would it just be for 2009/2010 or indefinitely.

Council Member Atwood asked if it was easier in the budget to make a line item or to have it come out of the General Fund when they ask for the money. Director Clay said that the hard part of this is that we don't have their budget; we don't know what they are forecasting for a shortfall, it has to be based on what they are forecasting if we are going to budget something for it.

Council Member Jensen stated that the last report from the golf course shows the shortfall and it shows the projections. Mayor Daniels stated that we have already covered the shortfall for 2008/09, and those are the numbers reflected in that last report which covered their 2008/09 budget to actual. The shortfall including the debt payment on the bond and land have totaled around two hundred twenty five thousand dollars for Pleasant Grove. We have not received an operating budget projection for 2009/10. Council Member Jensen stated that by the time we get that operating budget, we have already approved our own budget.

Council Member Call added that our experience has taught us that Fox Hollow is going to come to us and ask us for money.

Director Clay stated that for two years when they were doing all of the construction, we paid quite a bit of money and this last year the extra money was partly for construction problems and part of it was weather problems, so to call that experience is a hard thing to do, before all of this we did not give them anything extra.

Mayor Daniels pointed out that on the State Auditor's website it shows six audits that go back about five years, they were operating in the black, then all of their money began to decline and so they have been coming to the cities for subsidy for the past two years. The operating history of the golf course when run by people that understand how to operate all the way around is; the golf course can be profitable, that is why we did the five million dollars of bonding and investment in the course.

Council Member Call wanted to clarify that during the construction we anticipated helping them out but for this budget 2009/10, the anticipation is that they will not need extra money. Director Clay stated that our anticipation is that we do not have money to help them, except for the land and bond payment. Council Member Call then said that for the operating expense that they may or may not come and ask us for, we have not accounted for that at all in our budget. Director Clay stated that is correct.

Council Member Jensen stated that the proliferation of golf courses in the area has resulted in every municipal golf course going in the hole, operating in the red.

Mayor Daniels added that he thinks that we cannot be blind to the fact that we incurred five million dollars of debt for the golf course, and we've had really bad weather and a really bad economy for the last couple of years. If you look at progress, the course has made tremendous progress at bringing in revenues and reducing expenses, not to where they have overlapped yet. The golf course has been told by us that we want them to operate at a break even and they are doing everything they can to make that happen. The Mayor then asked the Council if they want to subsidize the golf course into the future.

Council Member Jensen stated that he feels that we need as much as want to subsidize the golf course. We have made an investment and commitment into this golf course; it is a viable, important addition to the recreational opportunities that we offer to our citizens. Council Member Jensen stated that he thinks we need to include Fox Hollow as a budget item the same way we do for the other recreational facilities in the City.

Administrator Mills pointed out that the cost to subsidize the recreational facilities such as the swimming pool and recreation center are items the citizens voted on to pay for these taxes. The expense incurred for the golf course has not been an expense that was voted on by the citizens. The departments of the City have sat down and worked hard to come up with a balanced budget and the golf course, who have the cities paying for the land, have not come up with a budget that they can break even on.

Mayor Daniels then asked the Council if they felt that a line item in addition to the one hundred thirty five thousand dollars already included, should be identified in the General Fund 2009/10 budget.

Council Member Atwood stated no, this year we are already too far in the process, they need to come up with a budget and that would be helpful to us to see what they project.

Council Member Boyd stated that she does agree with Council Member Jensen but thinks that it is something that we cannot ask department heads to do this year, to go back to the budget and try to figure it out. Council Member Boyd stated that she definitely feels it is something we need to do in future budgets and keep the golf course accountable.

Council Member Call stated that he agrees with Council Members Atwood and Boyd, the reality is that right now we cannot solve this. Council Member Call stated that he has no problem with looking at this in the future, telling them to prepare a budget and work through it. It also does need to be coordinated with the other two cities so we do not put any more into our budget for operating expenses then they do.

Council Member Wilson stated that he is in agreement that we need to budget this in the future, but for right now we can't, it is too late in the process.

Mayor Daniels then summarized that right now the consensus is that it will not be added to the 2009/10 budget, but all agree that as long as they come forward with a budget, it will be considered for future years. The Mayor recognized that the golf course staff is trying their best and have really come a long way and feels that this message we are sending tonight is very appropriate; to have them come up ahead of time with a budget.

Council Member Jensen stated that he is very sensitive and aware of the perception the golf committee has about our City which he would like to see changed. The perception of those on the committee is negative towards Pleasant Grove.

Mayor Daniels stated that he takes full and complete responsibility for any negative attitude towards Pleasant Grove about the golf course and its operation and its budget. The Mayor said that over the past twelve to eighteen months he has hammered home to them the point that this is not an open coffer; they are required like everybody else to come back in the black with a budget that has cut out the fat and to get back at being creative on making things work. Mayor Daniels said that he has sent this message in writing and in front of them in board meetings, right now it is very critical that that message continues; that they need to come back with a budget.

Administrator Mills stated that there are a couple of things that we have to realize, one is that we are fortunate that we've got an old golf course that people love to come to, the competition is a lot greater than it was in the past, but generally people want to play at the old style golf courses. As far as the perception with Pleasant Grove, when they needed advances on money they couldn't go to Lehi and American Fork, they came to Pleasant Grove and got those advances and we had to count on those other groups coming in and paying us. Pleasant Grove has always been able to step forward and take care of them and if you look at ninety percent or more of the requests when money has been asked for, the first City to step up and pay has been Pleasant Grove City, but Pleasant Grove has also been the most outspoken about some of the issues that need to be taken care of.

Director Giles stated that he would like to offer his departments' services to them, there may be some operations or ideas that we have that may help them out with some cost savings.

Director Walker stated that he feels the same; Public Works is also available to help them out in any way that would be a cost savings.

Mayor Daniels stated that he thinks if we could try to figure out if there were a way this year for Pleasant Grove to step up and try to put lights on the driving range, that would be one way that we have put money into the course that is something that would pay for itself in less than a year. The Mayor said that if we could do this without incurring huge expenses on our part that would go a long way to show what we are serious about which is investing in the golf course and making a profit. Administrator Mills added that Utah Power and Light are able to give us the poles for the lighting.

Mayor Daniels remarked that this was a good discussion and for the purposes of the 2009/10 budget, we will not treat Fox Hollow operations as a line item, we will handle any requests that come on an emergency basis and deal with it from that perspective.

Council Member Wilson questioned what vehicles are being leased at this time and how much we are paying.

Director Clay stated that we are leasing all of the police vehicles with the exception of Chief Paul's truck, the car donated by Power Innovations, three Explorers and the ladder truck for the Fire Department. The leases on the cars are approximately seven thousand three hundred dollars per year and the Explorers are six thousand three hundred per year, they are less because of the resale value.

Police Chief Paul stated that the mileage in the SUV's is better, they are cheaper to lease and there is a lot less maintenance on them. The Chargers require more maintenance and do not do well in the snow. Chief Paul said that the in car equipment such as the dash cameras are being leased to buy, they take them out and mount them in the new cars. Chief Paul added that the leased cars are all under warranty and are the best value for the money.

Fire Chief Sanderson added that typically the higher the gas mileage, the less power you have and they do not perform as well. Also, the Explorers are enclosed vehicles and therefore keep the equipment cleaner.

Council Member Wilson asked if there was an extra car as discussed in the past, added to this budget. Director Clay said that there is nothing new for this year.

Mayor Daniels added that what is still forthcoming is a complete evaluation of who actually needs a vehicle and why, whether it will be assigned to them or they could use a pooled vehicle or whether it is best to just give them a monthly allowance.

Council Member Wilson asked if we do find out that someone actually does need a vehicle, is that in this budget?

Director Clay stated that if we absolutely had to do something, we could come up with the money; we will deal with emergencies as the year goes on.

Council Member Atwood stated that we used to hand vehicles down as new ones came in, what is going to happen to departments like Public Works and Leisure Services now that we are leasing?

Director Clay said that that is something to look into; we haven't in the past because the lease program is expensive when you are not going to change your vehicles every two years.

Chief Paul commented that this is not a typical lease program; the government lease is a different program and they tailor it to your needs.

Administrator Mills mentioned that the State is looking at trying to come up with some type of State fleet that the cities can get into. They want to come up with a fleet management program that specializes for Public Works, Leisure Services and Administration.

Mayor Daniels asked the Council if there were any other questions, comments or changes to the budget.

Council Member Wilson commended Director Clay for the good job he did working on the budget.

Mayor Daniels thanked Director Clay and stated that he appreciated the discussion. The Mayor then asked for a motion.

**ACTION:** Council Member Call moved to approve Resolution 2009-015, a resolution of the City Council of Pleasant Grove City, Utah County, Utah, adopting a budget for the fiscal year beginning July 1, 2009 and ending June 30, 2010. Council Member Wilson seconded and the motion passed unanimously with Council Members Atwood, Boyd, Call, Jensen and Wilson voting "Aye."

## **9. STAFF BUSINESS**

- Fire Chief Sanderson stated that the Fireman's Breakfast was a success, they had a good turnout they served approximately eighteen hundred people and three thousand plates of food. Chief Sanderson expressed thanks for the donations for Rick Nelson, the firefighter diagnosed with cancer, the donations amounted to about twelve hundred dollars and they are still taking donations.
- Director Bradford said that the Farmers Market will be starting on Main Street; the first one will be Thursday, June 25<sup>th</sup> from 4:00 p.m. – 9:00 p.m. It will include farmer's goods, children's games, music and crafts demonstrations.
- Administrator Mills mentioned the property recently acquired on Locust Ave and would like to get direction from Council on whether or not we will be leasing the home at this time. Administrator Mills said that there is an individual who would like rent it, so for the

next Work Session meeting he will be coming back with some recommendations about being able to do this and if this is the direction that Council wants to go.

## **10. MAYOR AND COUNCIL BUSINESS**

- Council Member Jensen stated that he understood that the meeting for the accessory apartments was scheduled to be at the Junior High School on June 23<sup>rd</sup>, which is the same date of the joint meeting with the Planning Commission. Director Young stated that it was scheduled on purpose to be a part of the discussion at the joint meeting, at this point we are discussing if we do want to make it a public hearing and if so then another meeting will be scheduled and we will probably have to use the Junior High School.

Council Member Jensen asked at what Work Session do we want to have the presentation made on the draft on accessory apartments and will it be a public hearing? Mayor Daniels asked if we needed to make that decision tonight. Director Young stated that he does not think we do, this discussion is between the Planning Commission and the City Council, presenting what the committee has come up with and we are not necessarily looking for public comment at this point.

- Council Member Atwood asked Administrator Mills about the dirt that keeps accumulating and that they still have a problem with finding a permanent place for it and were we still looking into that. Administrator Mills agreed that we do need to find a permanent place. It was agreed that Council Member Atwood and Administrator Mills would schedule a time to meet about this item.
- Council Member Wilson wanted to commend the Directors and staff for the work on the budget, stating that he was very impressed by what they did working with this tight budget.

Council Member Wilson expressed his concern in that he feels that we may have offended Council Member Atwood in how we addressed things in regards to the employee/elected official item. It seems that we treated the item differently for Council Member Atwood then we did when it came time to consider the Mayor's position. Council Member Wilson stated that he feels that before we approve the policy and procedures manual he would like that both issues be thought about and addressed the same way.

Council Member Boyd inquired as to when we will be talking about the policies and procedures.

Mayor Daniels stated that he wanted to express his thoughts on this, that if we wait to approve policy and procedures for every policy and procedure that to be discussed, debated and made perfect, we will never be approving them. The Mayor stated that he thinks we need to take a modular approach, instead of the policies and procedures being a bound volume; it should be in a three ring binder where the pages are numbered and can be individually replaced by adoption of the City Council after a certain section has been reviewed. Administrator Mills commented that if we adopt an item by resolution you can

to go in and make those changes and adopt the parts that you want because the resolution makes it more of a living document. Director Clay added that we do adopt policy and procedures by resolution, we have added items and changed items and it has made it more useful.

Council Member Call stated that he thinks that we are close to having a full document for the moment and having that then we can begin a systematic review of what we would like to see changed.

Director Clay commented that by adopting the whole manual, that is what brought us into the problems we are experiencing right now.

Mayor Daniels added that by breaking it up and making sure we address one item at a time, we don't end up with extreme exchanges that we were not aware of.

## **11. SIGNING OF PLATS**

The Mayor and City Councils members signed the Apple Grove Amended Phase 4 plat.

## **12. REVIEW CALENDAR**

Mayor Daniels mentioned that next week's meeting on the 9<sup>th</sup> is scheduled as a Work Session and in that there will be no City Council meeting the following week on the 16<sup>th</sup> because of Strawberry Days, the meeting on the 9<sup>th</sup> will be cancelled. The next meeting will be a joint meeting with the Planning Commission on the 23<sup>rd</sup>.

Administrator Mills reminded the Mayor and Council to be up by the high school on Saturday, June 20<sup>th</sup> by 9:30 a.m. for the parade.

## **13. APPROVE PURCHASE ORDERS**

Mayor Daniels asked if the Council had reviewed the purchase orders and in that there was no further discussion, the Mayor asked for a motion.

**ACTION:** Council Member Call moved to approve the purchase orders for June 2, 2009. Council Member Jensen seconded and the motion passed unanimously with Council Members Atwood, Boyd, Call, Jensen and Wilson voting "Aye."

## **EXECUTIVE SESSION TO HOLD A STRATEGY SESSION TO DISCUSS THE PURCHASE, EXCHANGE OR LEASE OF REAL PROPERTY (UCA 52-4-205(1)(d) ALSO TO HOLD A STRATEGY SESSION TO DISCUSS THE CHARACTER, PROFESSIONAL COMPETENCE, OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL (UCA 52-4-205(1)(a)**

**ACTION:** At 9:38 p.m. Council Member Jensen moved to go into an executive session, strategy session to discuss the purchase, exchange, or lease of real property (UCA 54-4-205(1)(d). Council Member Boyd seconded and the motion passed unanimously with Council Members Atwood, Boyd, Call, Jensen and Wilson voting "Aye".

PRESENT:

Mayor:

Michael W. Daniels

Council Members:

Mark K. Atwood

Cindy Boyd

Bruce Call

Lee Jensen

Jeffrey D. Wilson

Others:

Frank Mills, City Administrator

Gary Clay, Finance Director

Colleen A. Mulvey, Deputy Recorder

**ACTION:** At 9:51 p.m. The Mayor and Council Members went into an executive session to discuss the character, professional competence, or physical or mental health of an individual (UCA 52-4-205(1)(a)).

PRESENT:

Mayor:

Michael W. Daniels

Council Members:

Mark K. Atwood

Cindy Boyd

Bruce Call

Lee Jensen

Jeffrey D. Wilson

Others:

Frank Mills, City Administrator

**ACTION:** At 9:59 p.m. Council Member Wilson moved to close the executive session and return to regular session. Council Member Atwood seconded and the motion passed unanimously with Council Members Atwood, Boyd, Call, Jensen and Wilson voting "Aye."

#### **14. ADJOURN**

**ACTION:** At 9:59 p.m. Council Member Wilson moved to adjourn the meeting. Council Member Atwood seconded and the motion passed unanimously with Council Members Atwood, Boyd, Call, Jensen and Wilson voting "Aye."

This certifies that the City Council  
Minutes of June 2, 2009 are a true,  
Full and correct copy as approved by  
The City Council on June 23, 2009

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Colleen A. Mulvey, Deputy Recorder