

**Pleasant Grove City  
City Council Public Hearing  
and Work Session Meeting Minutes  
June 10, 2014  
6:00 p.m.**

PRESENT:

Mayor: Mike Daniels

Council Members:

Dianna Andersen  
Cyd LeMone  
Ben Stanley  
Cindy Boyd  
Jay Meacham

Staff Present:

Scott Darrington, City Administrator  
David Larson, Assistant to the City Administrator  
Dean Lundell, Finance Director  
Degen Lewis, City Engineer  
Kathy Kresser, City Recorder  
Mike Smith, Police Chief  
Marc Sanderson, Fire Chief  
Lynn Walker, Public Works Director  
Tina Petersen, City Attorney  
Ken Young, Community Development Director  
Sheri Britsch, Library and Arts Director

Other:

McKay Christensen

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

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1) **CALL TO ORDER.**

Mayor Daniels called the meeting to order and noted that Council Members Andersen, LeMone, Boyd, Meacham and Stanley were present.

2) **PLEDGE OF ALLEGIANCE.**

The Pledge of Allegiance was led by Council Member Meacham.

3) **OPENING REMARKS.**

The opening remarks were given by Council Member Stanley.

4) **APPROVAL OF AGENDA.**

City Administrator, Scott Darrington, informed the Council that an Executive Session will take place at the conclusion of the meeting.

**ACTION:** Council Member LeMone moved to approve the agenda with the addition of an executive session to discuss the character, professional competence, or physical or mental health of an individual (**UCA 52-4-205 (1)(a)**). Council Member Andersen seconded the motion. The motion passed with the unanimous consent of the Council.

5) **BUSINESS.**

- A) **PUBLIC HEARING TO RECEIVE COMMENTS ON THE PROPOSED PLEASANT GROVE CITY FISCAL YEAR 2014/2015 BUDGET. (CITY WIDE)***Presenter: Director Lundell.*

Finance Director, Dean Lundell, presented pie charts of projected General Fund revenues and expenditures for the fiscal year 2014/2015 budget. He stated that Pleasant Grove's General Fund revenues budgeted for the upcoming year are \$11,577,537. He continued explaining that the City does not have a huge sales tax base, noting that it only makes up 37% of total revenue funds. Director Lundell reviewed the projected expenditures for the upcoming year and explained that 45% of the projected General Fund will be used for Public Safety. Parks and Recreation will receive 17%, General Government 13%, and Transfers 11% of the General Fund.

Director Lundell explained that some of the General Fund money is distributed to separate funds in order to cover other types of expenses. The largest of those funds is the Capital Equipment Fund, which has been allocated \$456,000 and primarily relates to the City's fleet programs. Director Lundell reviewed other transfers made from the General Fund, noting that funds are distributed to programs such as Dispatch, Streets and Maintenance, Class C Road Funds, the Recreation Center, arts programs, and other miscellaneous programs. The City also has five different enterprise funds, which cover the culinary water system, pressurized irrigation system, sewer system, storm drainage, and garbage and recycling.

Director Lundell explained that in 2010, the fees weren't enough to cover the City's debt service. He stated that about 65% of what is paid for by the City for sewer goes to the Timpanogos Special Service District, or TSSD. This significant increase by TSSD has affected the City's sewer rates. Director Lundell also reviewed issues with the storm drain system at 200 South 500 North, which were related to closing the Murdock Canal. These issues, which needed to be addressed at the time, caused the City's expenditures to outweigh the revenues. Therefore, rate increases to cover these

expenses were implemented over a four-year period. Director Lundell mentioned that last year, however, a sewer increase was not implemented.

Staff has since been tasked with implementing strategies for future preparedness, so that a situation where the City is caught unaware does not occur again. One strategy involved drafting a five-year plan for all budget line items and enterprise funds. Staff's goal was to avoid large surprise expenses and significant rate increases. After looking at rates, there are several objectives that need to be examined, such as operations, personnel, and debt service requirements. Director Lundell explained that the City has reserve targets, which are six-month cash reserves for the City's enterprise funds. He then stated that staff anticipates that between 2016 and 2018, the City will be able to refinance two major secondary water bonds, which were done in 2006 and 2008.

Director Lundell explained that there are several parts that factor into the City's enterprise funds, such as improvements to the infrastructure. He stated that the book value of the Water Fund is set at \$47,500,000, and noted that the culinary water system infrastructure is between 50 to 60 years old, much of which needs to be replaced. There are certain areas in the City where there are multiple breaks, as well as issues with water line sizes. Therefore, not only do certain areas of the infrastructure need to be repaired, but much of it should be replaced altogether.

Director Lundell described individual funds starting with the Water Fund. He stated that the Water Fund includes both of the City's culinary systems, as well as the pressurized irrigation system. While there are separate fees for each system, they are categorized together as far as personnel and equipment. It was noted that 40% of the City's cash expenditures are for debt services, such as outstanding bond services and administrative fees.

The current culinary water base rate is set at \$15.60, and the proposed rate is \$17.16, which will be an increase of \$1.56. Director Lundell explained that the City's operational funds which are available for capital spending are calculated by subtracting operating money from revenue, which totals \$1,014,531. Currently, there aren't any excess capital funds available for use. Last, with regard to the secondary water system, the City doesn't have huge replacement needs because the system is still fairly new. The most significant upcoming expense is the construction of a secondary water storage tank, which will be located on Walker Ridge Plat A.

The Storm Drain Fund was reviewed. Similar to the Water Fund, the biggest portion of funds is allocated for debt service for two bonds that were done in 2011 and 2013. The bonds relate to the Grove Creek and Battle Creek lines that need to be built in association with the closing of the Murdock Canal. It was noted that the former pipe plant property has also been purchased. Director Lundell reported that the City's current storm drain rate is \$12.47, and the proposed rate is \$13.09. This would be a \$.62 increase, leaving \$208,000 for capital. He explained that there are many storm drain lines in residential backyards that need to be moved to the street. It has also been proposed that a new position be added and the qualified individual would perform inspections to ensure that the City's storm drains meet EPA Regulations and are audit compliant.

Next, Director Lundell spoke about the Sewer Fund, and stated that an increase had not initially been proposed for the upcoming year. However, 65% of the operating costs of the Sewer Fund are allocated for TSSD. This past spring, the City was informed that TSSD would be implementing an increase of 13%, which will significantly impact the cost to the City. Since this will be a large

portion of the City's revenue, the proposed increase is \$24.14 from \$23.04, which is a difference of \$1.10. It was noted that the reserve balance is currently at \$2.1 million, which exceeds the target amount. Therefore, the proposed increase is only related to TSSD.

Solid Waste relates to the City's garbage and recycling, and the proposed increase is to \$17.04 from \$16.51, for a difference of \$.53. The proposed increase will only impact garbage and will not be used for recycling.

Director Lundell stated that earlier in the year staff determined that the City's water resources will not be enough to last through the summer. Therefore, they purchased the extra water needed from Orem City for \$100,000. Included in the proposed rates is a surcharge of \$1.25 per month for 12 months, which would be used to cover this onetime expense. If the surcharge is not included, the funds will be taken from money allocated for other capital needs. Administrator Darrington added that if Pleasant Grove experiences another drought next year, they may need to follow a similar measure in order to cover the water shortage. If residents were to use less water, the City wouldn't have to purchase more, thereby eliminating the surcharge permanently. Director Lundell pointed out that exterior watering has nearly doubled.

In conclusion, the average utility bill will increase by about \$6.44 per month, with an additional \$1.25 surcharge to cover the water purchase. Director Lundell clarified that this figure covers all of the rate increases from all five enterprise funds. There was further discussion on how this amount was calculated. It was noted that the number of household members and lot size will also factor into each individual bill.

Mayor Daniels opened the public hearing.

Allen Kay gave his address as 891 East 750 North, and stated that he has lived in Pleasant Grove for 24 years. Mr. Kay spoke about the health of his wife and daughter, and noted that he is on a fixed income. While the costs of the City rise naturally with inflation, his income from Social Security doesn't change. This presents a heavy financial burden for him and others who also live on a fixed income.

He felt staff did a great job of presenting the proposed budget; however, he was concerned with how much his utility bill has increased over the years. It has gone from \$28 to \$121, which is more than his budget can allow. He felt the City should find commercial ways to help pay for the needs of the City, rather than putting all of the responsibility on residents. Mr. Kay stated that it will be difficult for the senior citizens to keep up with the rising costs of the City. He also briefly remarked that the storm drain near his home doesn't flow properly. In conclusion, he asked the Mayor and City Council to consider the needs of senior citizens by pricing them out of the inflation rates.

Candice Sibley gave her address as 1385 North Murdock Drive and suggested that as secondary water rates increase, the City incentivize citizens to switch to xeriscaping. She was willing to make the switch in order to reduce secondary water expenses. Council Member LeMone asked Ms. Sibley if she was referring to a campaign to help encourage citizens to switch to xeriscaping, and that the City switch to xeriscaping as well. Ms. Sibley clarified that instead of the City raising secondary water rates they should incentivize citizens to switch to a different landscaping that is still beautiful, but requires less water and maintenance.

Mayor Daniels described the various issues the City faces during drought years, namely the cost of leasing water and the capacity of the infrastructure. Ms. Sibley explained that she doesn't want to pay \$500 per year to use secondary water for three months. Therefore, she was choosing to landscape her property differently. Mayor Daniels suggested that the City implement a base price in order to help pay for infrastructure needs, and then bill based on the usage of each individual household. Ms. Sibley agreed with this suggestion.

Council Members LeMone and Meacham added that the only fair way to implement this method would be through metering. Council Member Boyd remarked that Ms. Sibley has a good understanding of what needs to be done by citizens to cut back on the City's water usage. She explained how difficult it has been to educate the public on the severity of these issues. Council Member Andersen explained to Ms. Sibley that when the secondary water system was put in, usage was at 2.2 gallons per minute per acre (GPM). That amount increased to 8.2 GPM. Once the City started ticketing residents, the amount decreased to 7.7 GPM. She reiterated how difficult it has been to encourage citizens to conserve.

Charles Rafe gave his address as 35 East Maple Lane. Mr. Rafe stated that he lives next to a "water cop", who has communicated to Mr. Rafe that if he leaves his water on for too long, he will come over and shut it off for him. Mr. Rafe explained that he shouldn't have to pay for secondary water during the winter, because they don't use it. Mayor Daniels asked if he would prefer to pay for secondary water just during the watering months. Mr. Rafe explained that he has family and friends in other cities that pay much lower rates for water. Mayor Daniels explained that the City's rates are based on water usage during watering months, and divided by 12. However, if Mr. Rafe and other citizens prefer, the City can compress the bill to just the watering months.

Roxanne Lawson gave her address as 1443 West 600 North, and explained that her mother lives on Grove Creek Drive. Ms. Lawson explained that her mother lives on 1.5 acres, and is extremely conservative with her water. She expressed concern with fire hazards if the lawn is too dry, and asked how to best communicate to her mother that keeping the lawn a little green is advisable. Mayor Daniels asked if the weeds have grown up along the border of the property. Ms. Lawson explained that they have been mowed. She also noted that there are trees that grow along the property line that are also green. Mayor Daniels stated that keeping the weeds mowed is wise because they are more of a fire hazard when they are overgrown. Council Member Andersen suggested that a staff member from Public Works visit with Ms. Lawson's mother on the matter.

Donna Jolley gave her address as 1388 East 150 North and asked why Orem has extra water while Pleasant Grove does not. Mayor Daniels replied that Orem owns that water, as well as its source. Pleasant Grove does not have this same source. Ms. Jolley added that the City has a lot of grass, and pointed out that the cemetery was being watered before the residents' water had even been turned on. She felt the City should set the example and that if they want citizens to cut down on their water usage, they should reduce their water usage as well. Ms. Jolley also asked know why the City is pushing for more development when there is such a major water shortage. She suggested that when construction takes place, grass be planted in dirt that will better absorb moisture and eliminate the need for constant watering.

Council Member LeMone asked Parks and Recreation Director, Deon Giles, to explain to the public why the City waters the cemetery more, as well as their conservation strategies. Director Giles

explained that the cemetery actually uses culinary water, not secondary water, to water their grounds during the off-season. The biggest reason for this is that they need to settle graves almost year round. Therefore, the watering that took place in early spring was for grave-settling, and was not done using the irrigation system. He also explained that during the regular watering season, the cemetery uses an old system that requires workers to manually plug in the sprinklers. Director Giles explained that while the cemetery is watered every day, each area of the cemetery rotates and only gets watered every nine to 10 days. The cemetery is also regulated by the Public Works Department, which helps regulate the system. Water logs are also done on all of the City's parks and other properties.

Mayor Daniels asked Public Works Director, Lynn Walker, to explain the difference between industrial water users versus small users. Director Walker explained that it depends on the acreage; for example, the high school sits on 37 acres and needs to be watered every day in order to keep the grass alive. However, they are not watering the same section every day.

Ernie Thornton gave his address as 163 South 1400 East and recalled that about seven years ago, the secondary water rate was at roughly 50% of where it is at now. He asked the Mayor and City Council what they expect rates to be in another seven years. Director Walker was of the opinion that the rates for the usage base could potentially double within that time frame. Administrator Darrington added that most of the current expenses pay for the cost of the infrastructure of the bonds. Therefore, those are fixed rates that will not change. He didn't feel the City would need to double their secondary water rates over the next seven years. Director Lundell predicted there would be increases of between three to five percent each year.

Mr. Thornton explained that a meeting was held a few years ago when the implementation of the secondary water system was proposed to the residents. Citizens were informed that the system would cost a certain amount each month, and were encouraged to get on board with the proposal. Mr. Thornton stated that as the rate increases each year, it has become a ticking time bomb with the residents. He then stressed the importance of working together as a community to reign in the situation. Administrator Darrington explained that if the rates increased three to five percent every year, it would only go up by \$1 per year. He reiterated his position that the fixed rate shouldn't change over the next seven years. There was discussion regarding potential build-out on the current system, as well as the areas it would serve.

Mr. Thornton wanted to know what the Public Works Department's position was on metering. Director Walker responded that unless citizens reduce their usage so that the system isn't working beyond its capacity, people will need to be metered in order to become more conscientious about their watering habits. Mr. Thornton asked how much it would cost to implement a metering system. Administrator Darrington responded that the system would cost \$5.5 million, however, a complete plan for implementing such a system has not yet been presented to the Council. Council Member Meacham added that the Council's stance is to first try conservation. There was discussion about the varied secondary water rates of surrounding areas. Mr. Thornton suggested that as Pleasant Grove outpaces neighboring cities, it will be prudent to identify the reasons why and then take necessary steps to change course.

Next, Mr. Thornton inquired as to what type of an inspector would be hired to monitor the storm drain system. City Engineer, Degen Lewis, informed him that it would be a Storm Water Pollution

Prevention Plan (SWPPP) Inspector. There was discussion about how the SWPPP Inspector would be tied to development. Engineer Lewis explained that the SWPPP Inspector would only be present during construction. However, once construction has been completed and the storm drain system is in place, the system itself will be associated with the long-term Storm Water Pollution Prevention Plan. At that time, the inspector will check other systems in the City to make sure they comply with State regulations, in order to meet long-term inspection requirements.

Mr. Thornton asked if there would be a better avenue by which to pay this individual, rather than burdening the citizens with such a financial responsibility. Mayor Daniels explained that the City has the ability to collect funds from development in order to help pay for the inspector. He then implied that the system benefits the citizens, which is why a portion of that position is paid for by the City's storm drain usage rates. He stated that if Mr. Thornton can come up with another way to pay for the inspector while reducing everyone else's rate, then he would be open to listening to those suggestions.

Mr. Thornton asked how much water had been purchased from Orem, and Council Member Meacham gave the answer as 1,000-acre feet. Mr. Thornton asked about water that was sold by Pleasant Grove to Orem a few years ago. Director Walker explained that there was water that the City had purchased from Orem, but then turned back in so that the secondary water system could be financed. City Attorney, Tina Petersen, added that Pleasant Grove is not allowed to sell water.

Jane Robinson gave her address as 79 West 200 South and referenced a letter that she and several residents received pertaining to the new water line on Main Street, near Copytec and the Post Office. She stated that the water line will be completed the following day, and explained that the group who did the project was gracious by letting the neighbors know when the water would be shut off. Ms. Robinson explained that there was a beautiful, new road that ran in front of her home. She read a statement from the letter, which stated that a plan would be put together so that the new road would not need to be torn up to replace the water line. However, according to Ms. Robinson, the new road was torn up for the project and will require patch work. Ms. Robinson asked what the City plans to do about repaving and felt that beautifying the City should also be a priority.

Mayor Daniels explained that a few weeks ago during a City Council Work Session Meeting, the Mayor and Council asked staff to present a plan that would get the City ahead of the road repair and maintenance curve. He stated that currently there is about \$200 million in deferred maintenance and the City falls further behind each year. He stressed that what the Council would like is a plan that will get the City ahead of that curve over a period of time. Part of that plan includes a way to repair the infrastructure before roads are repaved. Mayor Daniels stated that they expect this long-term plan to come forward to the Council in time for next year's budget. Ms. Robinson suggested that the City work as they go. Director Walker briefly described the price difference between patching a trench and repaving an entire road.

Roger Green gave his address as 665 East 200 South and asked if the rate increases could be read off again. Council Member Boyd provided that information and asked for clarification on the Garbage and Recycling rates. Director Lundell explained that there are two separate rates for each category. However, if someone opts out of recycling, they won't be charged the fee.

Mark Bezzant gave his address as 1192 East 200 South and complimented the Mayor and City Council for the polite manner in which they responded to citizens' questions and concerns. He also thanked staff and elected officials for setting the City up on a sounder financial basis. Next, he thanked them for having the foresight to install the lines up through Grove and Battle Creeks. Mr. Bezzant expressed his support for reasonable efforts that were discussed to try and help citizens conserve the City's water. He voiced support for reasonable rate increases, although he was also concerned for individuals who have limited funds. Mr. Bezzant was concerned with the fees associated with garbage and recycling and commented on behalf of some of the residents in his neighborhood.

Coral Hicks gave her address as 1030 North 600 West and asked if the water the City will receive from Orem will be culinary or secondary water. Mayor Daniels responded that it will be secondary water. Ms. Hicks then asked if the City was certain that the extra water will be needed. Director Walker responded in the affirmative. He also reported that Pleasant Grove's allocation from the canal was reduced to 50% this year from 68% last year. He stressed the importance of everyone stepping up to conserve water.

Ms. Hicks explained that she is also on a fixed income. She stated that last year when another bond was proposed, she conducted research online to study the budgets of neighboring cities such as Highland, American Fork, and Cedar Hills. When comparing last year's budgets, Pleasant Grove budgeted \$100,000 more than American Fork in the Police and Fire Departments. Ms. Hicks implored the Mayor and Council to be conservative in their spending because so many citizens are on very tight budgets.

Ms. Hicks also commented on expenses relating to the City's fire trucks and ambulances. Mayor Daniels stated that Pleasant Grove is much larger than the three other cities Ms. Hick's referenced. He stated that efforts to save money in the Police and Fire Departments will also be made, namely that the fire truck will be parked and used less. In conclusion, Mayor Daniels encouraged Ms. Hicks to visit with staff at another time, so that they can provide a more comprehensive overview of the City's plans regarding the Fire Department's apparatuses.

Darrell McDade reviewed the proposed budget and felt good about what has been presented. He explained that once a budget is set, the City needs to live by it in order for it to be beneficial. Mr. McDade stressed that any excess money should be spent wisely, and every expense be carefully considered. Last, Mr. McDade thanked staff and the elected officials for all that they do and acknowledged that everyone works hard on behalf of the citizens. He remarked that City employees aren't paid what they should be.

Jacob Sutch gave his address as 291 South 300 East and asked for clarification on whether the proposed improvements includes storage for secondary water. He expressed frustration with the City encouraging citizens to water during the day to balance the system, when in fact, watering during the day is the worst time as far as conservation efforts are concerned. Director Walker explained that the only way that Public Works can deliver as much water as residents are currently using, is if usage occurs 24 hours a day. Mr. Sutch asked Director Walker if he anticipates the additional storage to help reduce the usage amount. Director Walker responded in the affirmative. Mr. Sutch provided an overview of his watering habits.



Charley Young gave his address as 420 South Turley, and asked when the budget will take effect. Mayor Daniels responded that it will be effective July 1, 2014. Director Lundell explained that the proposed rate increases will also take effect on that date. Mr. Young explained that he also lives on a fixed income and these types of changes will be a major financial burden to him. Mayor Daniels replied that this particular issue has been a theme throughout the meeting and that there are many citizens who have reached the point in life where they live on a fixed income. He reassured Mr. Young, as well as those who were in attendance, that this will be a matter that the Council will discuss and carefully consider.

Administrator Darrington added that three years ago, the City implemented a program for individuals on fixed incomes. If they qualify for property tax abatement through the County, and that information is brought forward to the City by the individual, they will be given a reduction in their utility rates. Mayor Daniels asked those in attendance if they were aware of this program with little response. He described some of the challenges the City Council has faced in getting the word out about current happenings in the City to residents. He stated that as a Council, they will be working to figure out a way to better open that channel of communication.

Mr. Young stated that his neighbor waters his property 24/7 and lives on the same sized lot as him. Mayor Daniels encouraged Mr. Young to anonymously give the individual's name and address to staff to follow up on the matter.

Mr. Bezzant encouraged Mr. Young to meet with Director Lundell to see if he qualifies for the property tax abatement program. He informed Mr. Young that if he doesn't qualify for the program he will write a check for his entire year's utility bill.

Angie Day explained that her parents live in Lehi and stated that their entire utility bill total about \$70 per month. She questioned why it costs so much to live in Pleasant Grove. Mayor Daniels explained that Lehi and other surrounding cities have more commercial developments than Pleasant Grove. He noted that it is up to business to decide where they want to build. He pointed out that Pleasant Grove is located between Provo and Salt Lake.

There were no further public comments. Mayor Daniels closed the public hearing. He then provided a summary of the topics discussed during the hearing.

Council Member Boyd commented that the City's Beautification Committee has done a good job of distributing information to the public. She was supportive of xeriscaping, and felt there were possibilities of providing an incentive program for citizens. Council Member Boyd expressed interest in Mr. Thornton's comments about finding funds outside of the Storm Drain Fund to help pay for the SWPPP Inspector. Council Member Meacham suggested that some of those funds come out of building fees.

Council Member Boyd suggested the possibility of setting up a donation program for those who are on a fixed income who can't afford rate increases. Administrator Darrington explained that in the past it has been difficult to determine the specific qualifications for similar programs. The tax abatement program has been helpful because the County determines who is eligible. Council Member Stanley suggested that a committee be appointed to manage the donations, select qualified

individuals, and distribute the funds. Administrator Darrington agreed that this would be a good idea.

Council Member Stanley stressed the importance of being disciplined with every dollar in the budget that will be passed. Administrator Darrington stated that the budget will be adopted at next week's City Council Meeting and noted that the meeting time will be changed from 6:00 p.m. to 5:00 p.m., due to the Strawberry Days Concert. Attorney Petersen added that by law, the budget has to be adopted by June 22. Council Member Stanley expressed his appreciation for citizens attending the meeting and making meaningful comments. He wanted the public to know that they have been heard.

Council Member Andersen acknowledged Director Lundell for his ability to explain the budget in a clear, concise manner so that it is understandable to the general public. She stated that a City budget is very different than a household budget and the City Council has studied every line item in this proposed budget. Council Member Andersen stressed that the Council's job is to protect the entity of Pleasant Grove in the long-run, and this budget follows that objective.

Council Member LeMone explained that there was a situation several years ago where there was an increase that was subsidized by the City. This has resulted in a significant rate increase to the citizens, which is needed in order to make up for the loss. Council Member LeMone stated that the Council is trying spread the cost over a longer time period so that it is less of a burden to the citizens. She expressed the importance of moving forward and felt that the proposed budget was the next step to take. In conclusion, she thanked staff for their efforts in preparing the budget as well as the citizens who attended the meeting and provided feedback.

Mayor Daniels asked staff to prepare a presentation for the next meeting on how the tax abatement program and/or a subsidy program could benefit individuals on fixed incomes. He asked the Council if changes should be made on how the newsletter is being utilized. He suggested using the newsletter to provide updates on City Council discussions. Council Member Boyd was supportive of this idea and stated that it had been an eye opener to recognize that many of Pleasant Grove's residents are uninformed on some critical issues. There was additional discussion about which topics to include in the newsletter. Administrator Darrington suggested using an online forum to answer relevant FAQs from the public.

Council Member LeMone felt that the newsletter had already been used efficiently as far as content. She pointed out that it costs the City about \$4,000 per month to mail out hard copies of the letter, several of which go unread and are discarded. She suggested that people be given the option to either opt in or out from receiving hard copies, so that it is only mailed to those individuals who want to receive that form of communication from the City. She stressed the fact that there are also other media outlets that could be utilized to get the news out to residents.

Mayor Daniels explained that what Council Member LeMone was describing will be a transition period, so as to reach all demographics. He remarked that this process will require joint efforts in order to reach all citizens and save money at the same time. Administrator Darrington added that staff will put together a Communications Plan and then present it to the City Council. Mayor Daniels suggested that staff solicit members of the community that fit into different categories so that a broad base of input can be received. Council Member Andersen added that there are

communications experts that live in the City, and suggested that they also be contacted for additional advice. In conclusion, Mayor Daniels thanked everyone for their participation.

*Note: A break was taken from 8:36 p.m. to 8:50 p.m.*

**B) DISCUSSION WITH REPRESENTATIVES OF CORE VENTURES REGARDING THE PERMITTING OF THE SENIOR HOUSING OVERLAY ON THE ROBINSON PROPERTY AT APPROXIMATELY 1900 WEST STATE STREET IN THE GROVE ZONE COMMERCIAL SALES SUBDISTRICT. *Presenter: Director Young.***

Community Development Director, Ken Young, explained that a request was made by McKay Christensen relative to senior housing. An aerial map of the subject property was reviewed and discussed. The time was then turned over to Mr. McKay Christensen for a presentation.

Mr. Christensen felt that the area identified would be an ideal location for a mixed use development that would include senior housing. He explained that the proposal will be for 240 units over a level of retail and offices. He noted that there is nothing quite like the proposed development anywhere else in Pleasant Grove. Mr. Christensen then described the senior housing demographic as a community of individuals who are 55 or older. Currently, there are about 77 million baby boomers in the country, which makes up 25% of the U.S. population. It was noted that there are about 8,000 baby boomers who enter retirement each day. Mr. Christensen explained that this demographic is changing in terms of what they want after retirement, which is a strong sense of community. He mentioned the surrounding amenities of the subject property such as shopping, the hospital, and open space, which make the location ideal for senior housing.

Mr. Christensen presented additional slides of proposed architectural elements. The proposed structure would be about four to five stories, with roof top gardens, fire pits, a pool, quiet spaces, and work-out facilities. The interior finishes will also be nice, made with higher-end materials.

Council Member LeMone asked Mr. Christensen if he was aware of the other senior housing developments that are already under construction in Pleasant Grove, which comprise about 300 new units. Mr. Christensen answered in the affirmative and stressed that he is delivering a product type that is separating itself from the others. Council Member Boyd commented that the term "mixed use" is broadly defined. She asked if there was setback in front of Walmart, and wanted to know what would specifically be on State Street. Mr. Christensen pointed out that the site is long and narrow, and so the commercial frontage on State Street is less than 150 feet wide. He described challenges with ingress to the property. In addition to the retail that will be on the ground level of the building, there will be a pad on the front portion of the property where a stand-alone restaurant could be built.

Council Member Boyd asked Mr. Christensen what he plans to do to for landscaping and open space. Director Young pointed out that the proposed development is on the east side of one of the trail developments that is outlined in the Parks and Trails Master Plan.

Council Member LeMone felt it would be difficult to justify this development in light of the fact that there are three other senior housing developments that were recently approved. She commented that Pleasant Grove is maxed out with these types of developments. While Mr.

Christensen has proposed a great idea, the Council will have to answer to the public as to why they continue to approve numerous housing developments. Mr. Christensen expressed confidence in meeting the demand for senior housing. Council Member LeMone explained that the priority is to meet the demand for the citizens of Pleasant Grove, and that the Council will have to answer to the citizens as to why they are proceeding with a housing development in an area where the public has expressed interest in having more retail. There was continued discussion on the matter, and Mr. Christensen reiterated several points made previously.

Council Member Meacham asked Mr. Christensen how close to State Street he anticipates the retail to extend. Mr. Christensen replied that it will depend on the drive aisles, as well as the level of cooperation with Wright. He explained that all of the amenities that the development itself will use could be put on the ground floor and give the appearance of retail.

Council Member Andersen expressed the importance of providing housing for every stage of life for the citizens of Pleasant Grove. She pointed out that there are 900 units currently being completed in the Grove area. She wanted to know what percentage out of the 35,000 Pleasant Grove residents for which the Council is planning and providing. Administrator Darrington explained that there are several factors that need to be considered, such as whether or not the City is under-serving the population that is 55 years of age or older. The Council also needs to consider how high of a density per acre they want to allow.

Council Member Meacham commented that this would not be a useful commercial area. He pointed out that there is a corridor on North County Boulevard that could potentially be used for commercial. Mr. Christensen remarked that they are still trying to put as much commercial as possible in the area, and are simply proposing to build on top of it. Council Member Stanley added that this particular parcel will probably best be utilized with a mixed use development. He expressed a willingness to further discuss the matter, and echoed Council Member LeMone's remarks about needing to be able to answer to the public on whatever decisions they make about the property. There was additional discussion about the potential of having more commercial on North County Boulevard, and the property acquisitions that would make this possible.

**C) Discussion on Veterans Wall Donations. Presenter: *Administrator Darrington.***

Director Giles explained that a committee had come forward about establishing a memorial garden, with the intent of raising the needed funds through donations. The committee fell short of their fundraising goal. One of their ideas was to have to an initial phase where people would be asked for a \$25 donation for each name on the wall. He noted that the committee was formed about 10 years ago, and explained that if veterans were buried in the cemetery there was no charge for their name to be engraved on the wall.

Director Giles explained that the granite alone costs about \$1,000, and in moving forward he suggested that a donation of \$100 be requested per name to be engraved on the wall per year. He then reviewed the members who served previously on the committee. He explained some of the guidelines that were established for the wall such as whether or not to include names of both individuals who are buried and/or still living. Furthermore, if the \$100 donation is too costly for certain people, any donation would suffice. Also, within the one year time frame of a veteran's passing, if their name is not on the wall it can be added at no charge.

Council Member LeMone asked how long the committee had been dissolved. Director Giles responded that it dissolved around the time the wall was dedicated. At that point, the City also realized they would need to take over the wall and make payments on it. Council Member LeMone expressed concern about asking veterans to pay for something that honors their service to the Country. She suggested that a new committee be formed to get sponsors from local businesses. That way the City wouldn't need to ask veterans for a donation. Director Giles reviewed the annual maintenance costs.

Council Member Stanley stated that he comes from a family of veterans, and strongly wants to support the Veterans Wall. There had been, however, lengthy discussion throughout the meeting about how many people are hurting financially. He felt that asking for a suggested donation would be appropriate in this situation but he agreed with Council Member LeMone's idea of forming a committee to solicit donations from local businesses as well. He felt the City should help subsidize it to a certain degree.

Director Giles indicated that approximately 10 names are submitted each year. He explained that the City has 25 to 30 people conducting research and making sure that all veterans are included. These volunteer researchers have gone through military records and high school yearbooks to find these individuals. However, sufficient funding for engraving has not been raised. Council Member LeMone commented that she would help pay the expenses with money out of her own salary, if necessary. Fire Chief, Marc Sanderson, suggested that a general donation option be included on the water bill. He was confident that this would generate a pool of donors.

**D) NEIGHBORHOOD AND STAFF BUSINESS.**

Engineer Lewis provided brief updates on the signal on Pleasant Grove Boulevard. He also reported that doTerra has requested that the City consider renaming 1300 West, south of Pleasant Grove Boulevard, DoTerra Drive. He explained that typically these types of requests are approved with plats, however, there is not a specific plat tied to this request. Therefore, a formal petition will be brought forward. Council Member Boyd added that the number will still need to be associated with the road. Staff and the Council briefly discussed the Proctors and Engineer Lewis was instructed to talk to Ray Proctor about the change. Engineer Lewis stated that staff does not have a desire to alter anything located north of Pleasant Grove Boulevard.

Library and Arts Director, Sheri Britsch, reported that this past Friday night, the library hosted a teen activity that was attended by 58 youth. She reported that the summer reading program began earlier in the day and over 600 children participated.

Director Giles stated that the Family Day Hike took place this past Saturday. They anticipated 600 attendees with 900 who showed up.

Administrative Assistant, David Larsen, reported that tonight was the first night of Food Truck Tuesday, and there were three vendors present.

**8) MAYOR AND COUNCIL BUSINESS.**

There was no further Mayor and Council Business.

**9) SIGNING OF PLATS.**

There were no plats to sign.

**10) REVIEW CALENDAR.**

There were no calendar items to review.

**11) EXECUTIVE SESSION TO DISCUSS THE CHARACTER, PROFESSIONAL COMPETENCE, OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL (UCA 52-4-205 (1)(a))**

**ACTION:** 9:53 p.m. Council Member Stanley moved to adjourn to Executive Session to discuss executive session to discuss the character, professional competence, or physical or mental health of an individual (**UCA 52-4-205 (1)(a)**). Council Member LeMone seconded the motion. The motion passed with the unanimous consent of the Council.

PRESENT:

Mayor: Mike Daniels

Council Members:

Dianna Andersen

Cyd LeMone

Ben Stanley

Cindy Boyd - left the meeting at 10:02 p.m.

Jay Meacham

Staff Present:

Scott Darrington, City Administrator

Tina Petersen, City Attorney

**ACTION:** At 10:05 p.m. Council Member Stanley moved to come out of executive session and reconvene in open meeting. Council Member Andersen seconded and the motion passed with the consent of the Council.

A brief discussion was held regarding questions Council Members regarding Strawberry Days activities, i.e. the availability of rodeo tickets and how they would be distributed to the employees. The Council also discussed calendaring for the next two weeks with Strawberry Days activities and noted that the meeting on June 17<sup>th</sup> the time of the meeting has changed from 6:00 p.m. to 5:00 p.m. so that all elected officials could attend the Concert in the Park and that the meeting on June 24<sup>th</sup> was moved to June 25<sup>th</sup> due to the Primary elections being held.

There was a brief discussion on the Strawberry Days Committee policy on political entries in the grand parade.

Mayor Daniels asked if there was further discussion, being none he called for a motion to adjourn.

12) **ADJOURN.**

**ACTION:** Council Member Meacham moved to adjourn. Council Member Andersen seconded and the motion passed unanimously with the consent of the Council.

The City Council Meeting adjourned at approximately 10:18 p.m.

This certifies that the City Council Minutes of June 10, 2014 are a true, full and correct copy as approved by the City Council on July 15, 2014

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Kathy T. Kresser, City Recorder

*(Exhibits are in the City Council Minutes binders in the Recorder's office.)*