

Pleasant Grove City Council Meeting Minutes
November 6, 2013
6:00 p.m.

PRESENT:

Mayor:

Bruce W. Call

Council Members:

Cindy Boyd
Cyd LeMone
Jay Meacham
Kim Robinson

Excused:

Heather Pack, Council Member

Staff Present:

Scott Darrington, City Administrator
Dean Lundell, Finance Director
Degen Lewis, City Engineer
Tina Petersen, City Attorney
David Larson, Assistant to the City Administrator
Deon Giles, Parks and Recreation Director
Kathy Kresser, City Recorder
Mike Roberts, Police Captain
Marc Sanderson, Fire Chief
Ken Young, Community Development Director
Lynn Walker, Public Works Director
Clint Warnick, Recreation and Aquatics Manager
Libby Flegal, NAB Chairperson

Others:

Dave Erickson, Leisure Villas
Ernie Wilmore, Ivory Commercial (ICO)

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

1) **CALL TO ORDER**

Mayor Call called the meeting to order and noted that Council Members Boyd, LeMone, Meacham and Robinson were present. Council Member Pack was excused from the meeting.

2) **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Boy Scout, Hadley Miner.

3) **OPENING REMARKS**

The Opening Remarks were given by Community Development Director, Ken Young.

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

There were no changes to the agenda.

ACTION: Council Member Boyd moved to approve the agenda. Council Member Robinson seconded the motion. The motion passed with the unanimous consent of the Council.

5) **CONSENT ITEMS.**

- a) **City Council and Work Session Minutes:**
 - City Council Minutes for the September 17, 2013 meeting.**
 - City Council Work Session Minutes for the September 24, 2013 meeting.**
 - City Council Minutes for the October 1, 2013 meeting.**
 - City Council Work Session Minutes for the October 8, 2013 meeting.**
 - City Council Minutes for the October 15, 2013 meeting.**
- b) **To Consider for Approval Paid Vouchers for (October 23, 2013).**

ACTION: Council Member LeMone moved to approve the consent items. Council Member Robinson seconded the motion. The motion passed with the unanimous consent of the Council.

6) **OPEN SESSION.**

Mayor Call opened the public session.

Art Brownley, gave his address as 865 South 1500 East, thanked Mayor Call for bringing transparency, integrity and good management to the Mayor's Office. He stated that the previous week was emotional and was convinced that the citizens wanted the Police and Fire Departments to have adequate facilities to meet their needs. His household voted against the bond because they were uncomfortable with the massive debt it would bring. He felt that now was the time to find low cost solutions to avoid that large debt. He asked for unity within the City to solve this in a positive way.

There were no further public comments. Mayor Call closed the public session.

7) **BUSINESS.**

- A) **PUBLIC HEARING TO CONSIDER FOR ADOPTION AN ORDINANCE (2013-32)
AT THE REQUEST OF LEISURE VILLAS TO AMEND THE CITY CODE BY**

ADDING ARTICLE K OF CHAPTER 10-11, "SENIOR HOUSING OVERLAY."
PRESENTER: DIRECTOR YOUNG.

Council Member Meacham stated that items, "a," "b," "c," and "d" pertain to Leisure Villas and he has an employment interest in the project. He filled out a disclosure form that was on record stating his conflicts. He stated that he will participate in item "a" and will recuse himself from items "b," "c," and "d."

Director Young stated that the first item relative to Leisure Villas is to create something in the City Code allowing for the Strawberry Creek project to be developed. This first item is not only specifically related to this project, but is being established to allow for additional similar types of projects in the future. Staff created an overlay that would allow for senior housing developments rather than create an entirely new zone or additional development agreements.

Director Young stated that this particular overlay could be applied to the Downtown Village Zone, the CS-2 Zone, and C-N Zone. The density would be split into two different types of senior housing with the first allowing for a single-family type project, which includes attached and detached units. The second project would allow for congregate housing that includes either apartment buildings or condominiums. Setbacks were also split into the two different types of housing. A variation could potentially be approved based on a well-designed site plan.

Director Young explained that building height and landscaping will be the same as the underlying zones or as approved based on a well-designed site plan. Open space for congregate housing will require 30% overall open space with 75% being useful and contiguous. Open space for developments with less than eight units per acre will require a mix of open space and amenities based on a well-designed site plan. Single-family developments will require 2.5 parking spaces per unit and congregate housing will require 1.25 spaces. This number was determined based on a study of similar types of projects completed throughout the Wasatch Region.

Director Young stated that the architectural requirements are the same as the underlying zone or as approved. Some flexibility was provided in the overlay to allow for various types of projects, which may not fall specifically within the requirements of the underlying zone. The Planning Commission recommended approval.

Council Member Boyd asked who defines a well-designed site plan, and what is specifically addressed within that plan. Director Young stated that it would depend on the proposed plan by the developer with their mix of open space, development amenities, and landscaping. The definition would be approved by the Design Review Board, prior to submitting it to the Planning Commission. If the site plan reaches the City Council it would indicate that it is a well-designed site plan because it would have already been modified and approved by the Design Review Board and Planning Commission.

Council Member Boyd asked why the matter is open to interpretation. Director Young explained that in this particular location the overlay would be applied in an Architectural Design District, which calls for the Garden Style. The developers requested that they not be held to that standard in order to show their own architecture. In addition, a mix of open space and amenities do not always

work similarly for a senior community, as opposed to a regular type of multi-family development. Flexibility was built into the ordinance to allow for specific needs and desires to be met.

Director Young stated that approval would be based on a series of judgments by the Development Review Committee, Planning and Engineering staff, the Design Review Board, the Planning Commission, and the City Council. Mayor Call felt that the judgment process was well designed. The Council will have the opportunity to exercise their judgment prior to final approval.

Director Young stated that as they went through the details of the ordinance it was difficult to pin things down precisely with respect to what might be needed for a senior housing development. After reviewing many other communities' senior housing ordinances, staff realized they were not nearly as specific as they had intended. He explained that this was a different type of project than a typical multi-family development and it needed more flexibility to meet the needs of the demographic. Mayor Call was happy that staff had reviewed ordinances from other communities since this was new to Pleasant Grove.

Mayor Call asked about the vagueness of open space for single-family units, and if they could refer to the same rules as the underlying zone. Director Young responded that it was part of the ordinance; however, in this specific request the underlying zone requires 30% open space with 75% being contiguous and usable. The applicant remarked that amenities would be more useful with this demographic than open space. The applicant's proposal was to adjoin to their open space to the City Park.

Mayor Call stated that in residential zones, setbacks determine how much open space is required. He wanted to be sure that they do not end up with residential-looking housing that has almost no open space. Director Young explained that if the Council was not comfortable with the definitions, they can modify them. City Attorney, Tina Petersen, stated that there is a section which states that the setback requirements will go to the underlying zone unless approved otherwise.

Council Member Meacham asked if 1.25 parking spaces was excessive for a single-family senior dwelling. Director Young responded that the ordinance requires garages. When there is a two-car garage it will allow for two cars in the garage and two cars in front of the garage, which is more than what the City normally requires. Council Member Meacham stated that in a senior development he would prefer to see landscaping over pavement. Director Young remarked that in this particular project there are additional parking spaces, but even without them there would be more than are needed. The developer was conscious of the need for visitor parking as well.

Council Member Meacham felt that for this applicant the proposal was fine, but generally he considered the parking requirements to be excessive. Mayor Call stated that the experience of other communities was that those in congregate housing have fewer vehicles per unit. Visitor parking also needs to be considered. Director Young explained that the requirement for 2.5 parking stalls per unit is based on what has already been instituted into the Grove Zone.

Council Member Boyd was concerned about the definitions being too loose. Attorney Petersen suggested that verbiage be added to require a positive recommendation by the DRB or City Council. This will give the approval body responsibility and authority to look in depth at the plan. Director

Young remarked that that was the initial intent and he agreed to add the verbiage. Council Member Boyd was comfortable with Attorney Petersen's suggestion.

Mayor Call opened the public hearing.

Mike Daniels stated that the language will also be applicable to a development that will go into the Water Gardens. He explained that the ordinance requires that residents be at least 55 years old. He is close to that age and has six children. He wanted to know what distinguishes the senior housing and how they limit the number of people who can live in each unit.

Dave Erickson from Leisure Villas stated that they are largest developer of senior communities in Northern Utah. The word "senior" is a defined term with the FHA, HUD and other entities. It is a way to discriminate without being discriminatory under fair housing guidelines. There are two ways to restrict a community under federal requirements. The allowed restrictions specify that 80% of the homes must have one occupant aged 55 or older, or 100% of the homes must be 65 years or older. Those are the only two ways to legally restrict occupancy.

Mr. Erickson stated that senior communities are fairly self-regulating because people who do not fit into the community do not typically want to live there. Leisure Villas has never dropped below 97% senior citizens within all of their projects. Mayor Call echoed Mr. Erickson's statement that the communities tend to attract a certain type of person as well as detract growing young families.

Mr. Erickson explained that due to the large number of people turning 65 nationwide, there is a need for homes and developments directed toward senior citizens and retirees. These individuals are often looking for something different than a typical home with children. Leisure Villas averages 1.7 people per home and 1.4 cars per unit throughout their projects, which have more than 1,000 homes.

Mr. Erickson stressed the importance of having as much flexibility in the City Code as possible, while still retaining control of developments, in order to meet the unique needs and desires of seniors who want to live in these types of communities.

In response to a question raised by Mr. Daniels, Mayor Call stated that there is no limit to the number of people who can live in a home.

There were no further public comments. Mayor Call closed the public hearing

ACTION: Council Member Boyd moved to approve Ordinance 2013-32 adding article K of Chapter 10, Title 11 establishing provisions for the senior housing overlay with Leisure Villas as the applicant and adding the requirement of the DRB and Planning Commission's approval to the sections regarding open space and landscaping. A public hearing was held. Council Member LeMone seconded the motion. A voice vote was taken and the motion passed unanimously with Council Members Boyd, LeMone, Meacham and Robinson voting "Aye."

B) PUBLIC HEARING TO CONSIDER THE REQUEST OF LEISURE VILLAS TO APPLY THE SENIOR HOUSING OVERLAY ON 12.74 ACRES LOCATED AT

APPROXIMATELY 800 WEST 220 SOUTH IN THE GROVE ZONE. (SAM WHITE'S LANE NEIGHBORHOOD) PRESENTER: DIRECTOR YOUNG.

Council Member Meacham recused himself from the discussion from Item B, C and D and went and sat in the audience.

Director Young reported that the overlay would apply to the 12.74-acre Westroc Property. A small corner piece will be carved out for Westroc to maintain their offices in that location. The remainder of the property was sold to Leisure Villas, the subject property upon which the overlay has been requested.

Mayor Call opened the public hearing. There were no public comments. The public hearing was closed.

ACTION: Council Member Robinson moved to approve Ordinance 2013-33 amending the official zoning map of Pleasant Grove City applying the senior housing overlay on approximately 12.74 acres of property located at approximately 800 West 220 South. A public hearing was held. Council Member LeMone seconded the motion. A voice vote was taken and the motion passed unanimously with Council Members Boyd, LeMone and Robinson voting "Aye."

C) TO CONSIDER FOR APPROVAL A TWO LOT FINAL PLAT CALLED STRAWBERRY CREEK VILLAS LOCATED AT APPROXIMATELY 220 SOUTH 800 WEST IN THE GROVE ZONE. (SAM -WHITE'S LANE NEIGHBORHOOD) PRESENTER: DIRECTOR YOUNG.

Director Young reported that the property is located on the outskirts of the Grove Mixed Housing sub district. The plat contains two lots with the small portion being carved out for the Westroc Company and the remainder for the development of the Leisure Villas project.

ACTION: Council Member LeMone moved to approve a two-lot final plat called Strawberry Creek Villas located at approximately 220 South 800 West in the Grove Zone. Council Member Boyd seconded the motion. The motion passed with the unanimous consent of the Council.

D) TO CONSIDER FOR APPROVAL A SITE PLAN FOR STRAWBERRY CREEK VILLAS LOCATED AT APPROXIMATELY 220 SOUTH 800 WEST IN THE GROVE ZONE. (SAM WHITE'S LANE NEIGHBORHOOD) PRESENTER: DIRECTOR YOUNG.

Director Young reported that the site plan includes 76 units and an interior street that makes a loop. The open space is counted as the front yard as well as side and rear areas between the units. To meet the required needs of open space the applicant offered to assist the City with the portion of the City Park that is adjacent to the property. Since the City has not finalized a design for the park, the applicant delayed the inclusion of the landscape design. Staff suggested tying a cash bond to the project that would be equal to the improvements shown, and reflect the cost of the plans, sod and installation.

Mayor Call asked if the site plan allowed for more villas if Westroc ever decides to abandon the office space. Director Young responded that it would be possible to develop additional villas. Mr. Erickson stated that they had not had any discussion with Westroc regarding selling the property now or in the future.

Director Young stated that the site plan creates a neighborhood feel with large front lawns and attractive landscaping. There will be a clubhouse and swimming pool. The clubhouse will include a theater and party rooms. It will not be a gated community but will have a similar feel.

Director Young stated that the Planning Commission and Design Review Board have made recommendations that are being incorporated into staff's recommendations. Mr. Erickson asked for a slight modification to the landscaping recommendation by the Design Review Board to be consistent with Chapter 10-14-15 A of the Code. The communities are developed based on a mix of different sized homes fitting on different sized lots. He did not want to be held to a requirement of tree placement. They preferred to agree to a minimum number of trees. He noted that the standard is typically one tree per home.

Mayor Call, the Council, and staff had no objections to Mr. Erickson's request.

ACTION: Council Member Boyd moved to approve the site plan for Strawberry Creek Villas located at approximately 220 South 800 West striking the expectation of specific tree planting locations from 2A in the recommendations. Council Member LeMone seconded the motion. The motion passed with the unanimous consent of the Council.

At this point Council Member Meacham rejoined the Council.

E) TO CONSIDER FOR APPROVAL A SIX LOT FINAL PLAT CALLED RESIDENCES AT MAYFIELD PLAT 1 AT APPROXIMATELY 2200 WEST 250 SOUTH IN THE GROVE ZONE – MIXED HOUSING SUBDIVISION. (SAM WHITE'S LANE NEIGHBORHOOD) PRESENTER: DIRECTOR YOUNG.

Director Young stated that agenda items "e – h" will be discussed together. The Council will discuss the entire project which involves the plat, the site plan, and its entire history. Motions can then be made separately for each item.

Director Young reported that the Mayfield Development area includes commercial and residential. The applicant is also requesting an expansion. Phase One is the commercial area which has already been approved. Phase Two was approved last year and will include the southern portion of the property below 450 South. It features single-family homes and townhomes. Phase Three will be above 450 South. The addition of Phase Four was added to include the area previously known as Belle Monet.

Director Young stated that the Belle Monet area will follow the same conceptual development plan as was previously discussed. The original plan included 96 units, but the current zoning will only allow for 54. A portion of the property right is along the frontage on North County Boulevard that is owned by the City for a detention basin. The developer was proposing to cross over that to allow for northern access to the development.

Director Young stated that tonight's meeting pertains to Phase Three and the residential development at Mayfield. It is broken down into Area A and Area B. Area A has vested zoning under the prior ordinance which revolves around open space and density. Anything approved under the site plan over a year ago would be subject to the prior zoning. Area B is subject to the current zoning that was modified this year. It includes increased open space, new design requirements, and other changes. Area A has a density greater than 12 units per acre and was approved as part of a larger area with an overall density of 12 units per acre.

Director Young explained that nearly all of the property falls within the Grove Zone Mixed Housing sub district. A very small piece falls within the Commercial Sales sub district. There will be one acre of commercial in this phase and they would like the businesses to have access off of North County Boulevard. The applicant requested adding Area B to Phase Three. The current site plan does not specifically outline the details or planning of the commercial development, although it lays out the area and how it can be developed.

Currently the Mayfield and Belle Monet properties are split up differently due to ownership difficulties and property transfers. Ivory was working to combine the property. Plat A will bring all of the properties together and re-divide them into separate lots. Condominium Plat A will include five buildings and garage units. Plat B will include Area B.

Council Member Meacham asked what kind of commercial the developers are considering. Director Young said that it could be retail or professional offices, but he did not know if the applicant has narrowed it down at this point. Council Member Meacham wondered if the City could partner with them and put the detention basin behind the commercial development. Attorney Petersen stated that the City has already built the basin. Director Young stated that the commercial will not have immediate frontage on North County Boulevard, but there will be a good view of the commercial from the Boulevard.

Council Member Meacham asked if the City could pursue a cooperative landscaping plan with the developers which would blend the detention basin into the landscaping of the property, in an effort to make the retention basin look like it is part of the commercial development. City Engineer, Degen Lewis, explained that it was already landscaped with sod and a cobble-lined channel, but it would be easy to combine with the developers.

The Belle Monet area will have one acre of commercial in Area A and is vested under the prior zoning ordinance. Phase Three has 214 units. There are 160 units on the historical Phase Three area and 54 units on the new Belle Monet addition. Phase Two features 80 units. There will be a total of 294 units in the entire Mayfield residential development, as opposed to the 396 which were previously planned and approved. The project density is 12 units per acre, rather than the previous 14.7 units. Open space is roughly 35%.

The site plan includes three-story apartment buildings that all face the street in Area A. Parking and garages are in the middle of the complex in an effort to create more of a neighborhood feel. There will be multiple accesses to the property. The applicant is requesting a partial street and staff recommended approval. Council Member Boyd asked who was responsible for completing the other portion of the street if a partial road is approved. Director Young stated that the property owners to the north of the applicants' property would be responsible.

Director Young reported that the landscaping and architecture have been reviewed by the Design Review Board and Planning Commission, and they found it to be more than sufficient. There were a few recommendations included in the staff report. Engineer Lewis added that the soccer field area is also dedicated as publicly accessible park space, which brings additional open space.

Director Young explained that there are areas at the northern end of Belle Monet that have not been developed but were approved for this type of development. Ivory was looking into purchasing and developing that piece of property.

The project includes a 5,000 square-foot clubhouse with a large pool, open green space, a splash pad and playground. The Design Review Board, staff, and the Planning Commission felt that the project had a good flow and architectural design.

The applicant, Ernie Wilmore, thanked the Council for their public service and acknowledged the time and energy they put into their difficult assignments. He also thanked staff for a great presentation and for putting in so much time and effort into creating a great project. Mr. Wilmore stated that they have put forth a lot of effort to ensure that the development and its amenities are high quality. There will be a fenced in dog park, large open green space for a ball park, splash pad, picnic areas, pool, oversized hot tub, and clubhouse that includes meeting rooms, business centers, and a kitchen among other features.

Mr. Wilmore stated that their trademark motto includes the term “lowest lifetime cost of ownership,” meaning that the buildings are designed with high quality products and workmanship, but require very little maintenance. The project is a lifetime ownership for ICO. Their focus is to create a community that will retain residents. ICO invested in purchasing extra access to the community to minimize traffic and congestion.

Council Member Boyd asked how long people typically live in the apartments. Mr. Wilmore responded that because they are targeting lifestyle renters, the hope is that the residents will choose to stay for several years. It is difficult to pin point how long people will stay, but there is approximately a 60% turnover percentage for lifestyle-oriented communities. Developments that are not lifestyle -oriented have closer to 100% turnover rate.

Council Member Boyd asked about the apartment leasing requirements. Mr. Wilmore responded that they have a Class A property management team that requires a credit background check for a lease. Most leases are required to be for one year, but there are occasional exceptions for six-month or month-to-month leases with a premium attached.

ACTION: Council Member LeMone moved to approve a six-lot final plat called Residences at Mayfield Plat 1 at approximately 2200 West 250 South in the Grove Zone. Council Member Meacham seconded the motion. The motion passed with the unanimous consent of the Council.

F) TO CONSIDER FOR APPROVAL A ONE LOT FINAL PLAT CALLED RESIDENCES AT MAYFIELD CONDOMINIUMS PLAT A AT APPROXIMATELY 2200 WEST 250 SOUTH IN THE GROVE ZONE – MIXED HOUSING SUBDIVISION. (SAM WHITE’S LANE NEIGHBORHOOD) PRESENTER: DIRECTOR YOUNG.

ACTION: Council Member LeMone moved to approve a one-lot final plat called Residences at Mayfield Condominiums Plat A at Approximately 2200 West 250 South in the Grove Zone. Council Member Robinson seconded the motion. The motion passed with the unanimous consent of the Council.

G) TO CONSIDER FOR APPROVAL A ONE LOT FINAL PLAT CALLED RESIDENCES AT MAYFIELD PLAT CONDOMINIUMS PLAT B AT APPROXIMATELY 2200 WEST 250 SOUTH IN THE GROVE ZONE – MIXED HOUSING SUBDIVISION. (SAM WHITE’S LANE NEIGHBORHOOD).

ACTION: Council Member LeMone moved to approve a one-lot final plat called Residences at Mayfield Condominiums Plat B at Approximately 2200 West 250 South in the Grove Zone. Council Member Robinson seconded the motion. The motion passed with the unanimous consent of the Council.

H) TO CONSIDER FOR APPROVAL A SITE PLAN FOR RESIDENCES AT MAYFIELD AT APPROXIMATELY 2200 WEST 250 SOUTH IN THE GROVE ZONE – MIXED HOUSING SUBDIVISION. (SAM WHITE’S LANE NEIGHBORHOOD) PRESENTER: DIRECTOR YOUNG.

Council Member Boyd reported that at the last meeting she brought up the topic of apartments, versus owner-occupied units. Going forward she wanted to explore the issue as a Council to determine why more owner-occupied developments are not required. Director Young did not find anything specifically requiring owner-occupied buildings in any ordinances. Council Member Boyd suggested that Mayfield be approved as planned, but wanted more discussion to determine if ordinances need to be amended to require more owner-occupied developments. Mayor Call suggested that the issue be placed on a work session agenda for further discussion.

ACTION: Council Member LeMone moved to approve a site plan for Residences at Mayfield at approximately 2200 West 250 South in the Grove Zone. Council Member Boyd seconded the motion. The motion passed with the unanimous consent of the Council.

Council Member Boyd remarked that after approving so many apartment developments over the past several months, she felt it was important that the City look to adding more green space where possible. Mayor Call asked to have the item placed on the agenda for the retreat in January.

I) TO CONSIDER FOR ADOPTION A RESOLUTION (2013-043) AUTHORIZING THE MAYOR TO SIGN THE EQUIPMENT LEASE AGREEMENT WITH SUN TRUST EQUIPMENT FINANCE AND LEASING CORPORATION FOR THE PURPOSE OF ACQUIRING A VACALL TRUCK FOR THE PUBLIC WORKS DEPARTMENT AND EQUIPMENT FOR THE RECREATION CENTER AND AUTHORIZING THE MAYOR TO SIGN SAID LEASE-PURCHASE AGREEMENT AND AUTHORIZING THE EXECUTION AND DELIVERY THEREOF, AND PROVIDING FOR AN EFFECTIVE DATE. PRESENTER: DIRECTOR LUNDELL.

Finance Director, Dean Lundell, stated that the above item pertains to the lease with Sun Trust Financing for the purchase of a VacAll Truck and Rec Center equipment. The interest rate is 2.04%.

Council Member Meacham asked why the item was not broken down into two separate items. Director Lundell stated that Sun Trust preferred to have both lumped together because it is one loan. Council Member Meacham asked if the VacAll Truck is new and when it will be replaced. Director Lundell responded that the City will own the truck after seven years and can then decide if they want to own it outright or trade it in for another truck. Public Works Director, Lynn Walker, stated that the City currently has a Vac Truck but it is not expected to last much longer. The City will continue to use it until it no longer runs. City Administrator, Scott Darrington, stated that the Storm Drain Fund pays for the new truck and the City owns the old one.

ACTION: Council Member LeMone moved to approve Resolution 2013-043 authorizing the Mayor to sign the Equipment Lease Agreement with Sun Trust Equipment Finance and Leasing Corporation for the purpose of acquiring a VacAll Truck for the Public Works Department and equipment for the Recreation Center and authorizing the Mayor to sign said lease-purchase agreement and authorizing the execution and delivery thereof, and providing for an effective date. Council Member Robinson seconded the motion. A voice vote was taken and the motion passed unanimously with Council Members Boyd, LeMone, Meacham and Robinson voting “Aye.”

J) DISCUSSION ON RECREATION CENTER IMPROVEMENTS.

Administrator Darrington stated that when Clint Warnick was hired, they asked him to come up with improvements for the current Recreation Center in order to make it the most effectively managed facility in the State. As he worked through the process some of the details were presented to the Council. Following those meetings a small committee was formed comprised of Manager Warnick, Administrator Darrington, Council Members Robinson and LeMone, Parks and Recreation Director Dean Giles, and Sports Coordinator Tyler Wilkins and Doreen McDade. The committee discussed the needs and associated costs with the hope of proceeding with some of the improvements. The list of needs was prioritized by the committee.

Administrator Darrington stated that the first needed major improvement was a new phone system. The project had already been approved and was in process of being put into place. Another item that was determined to be a top priority was a sound system. Manager Warnick stated that there are two different systems. The first is a portable system that will be used in the multi-purpose room, gymnasium, and classrooms. The system gives the center flexibility and comes with a wireless headset and microphone. The portable system had already been ordered. The second, and larger portion of the system, would serve the cycling and aerobics rooms. This would be an installed unit in order to accommodate both rooms, which are adjoined by a curtain. The system includes headsets and allows for iPods to be plugged into it as well.

Manager Warnick reported that staff has gone through the bid process for the system. The projected cost was \$12,600 for the installed unit. The portable unit cost roughly \$3,000. Both prices include the cost of installation, and will not likely take place until January 2014.

Council Member Meacham asked what system the City uses for the promenade and other outdoor events, and if the new system could be used for those events. Manager Warnick stated that it could accommodate the needs, but there may be a scheduling conflict because of classes at the Rec Center. Administrator Darrington suggested that the City look into the cost of obtaining a second system for those types of events.

Manager Warnick stated that they would likely use the company that provides the sound system for the City Council Meetings, because he has worked with them before and knows the product and warranty they provide. Mayor Call commented that they have been unhappy with the product and the company, and stated that Manager Warnick may want to consider other options. Administrator Darrington agreed to look into the details of the warranty and review all of the bids.

Administrator Darrington stated that another item on the list would move the wall on the north side of the weight room further to the north to allow for an expansion of the weight room and create a cross fit area. There will be a cost to purchase the cross fit equipment. The total estimated cost of the project was \$23,000. Manager Warnick remarked that there is a floor lining upgrade as well as a mat that can be installed for sound proofing at a cost of \$5,400.

Council Member LeMone stated that there were residents interested in providing their services for the cross fit equipment and had inquired about the bid. Manager Warnick responded that the bid was received the previous day with the cost for labor and parts being \$2,600. That price was factored into the total estimated cost.

Council Member LeMone suggested that the project move forward as quickly as possible in order to accommodate the increased number of patrons that come during the winter months. She thought it was wise to use donated services, labor and parts from the community. Manager Warnick stated that the upgraded floor may need to be completed during the off-season, but the rest should not take too long. Administrator Darrington confirmed that the Council was comfortable allowing the projects to move forward. A budget amendment would be necessary in the future as items are purchased.

In addition to the large projects they would also like to purchase 16 ceiling, commercial grade fans, three televisions for the cardio area, a cardio theater update, new swimming pool carpet, a mini auto scrubber for bathroom cleaning, improved signage, two wall-mount fans for the multi-purpose room, a heater for the entry, Wi-Fi for the entire building, installation of a security camera system, blinds for the east window, accent paintings on the walls, a pool fixture in place of the shower currently on the pool deck, and an improved new member welcome packet.

Manager Warnick reported that they had already moved forward with adding Wi-Fi throughout the building, which was to be installed the following week. Administrator Darrington stated that the total cost of the project list was \$81,000, with a balance of roughly \$20,000 in the Recreation Fund.

Council Member LeMone asked if the projected price was from actual bids. Manager Warnick responded that bids had been received for each of the large projects; however, upon receiving final approval from the Council to move forward, they will conduct more cost-related research. Council Member LeMone stated that the committee prioritized a new phone system, sound system, Wi-Fi,

and the cross fit room. Those projects will take up the majority of the existing budget. She asked if they were asking for additional funds.

Administrator Darrington stated that in January when the new rates kick in they would like to take the additional projected revenue and begin the projects. The new revenue from January to July 2014 would not likely cover the full \$81,000, so the remaining cost would be paid from the Capital Fund. The Council can determine how much of the project list they wanted to pursue. Council Member LeMone thought it might be wise to reconvene with the committee and narrow down the list. Mayor Call suggested moving forward with the list, but asked the committee to meet again and discuss the list and prioritize it again.

Council Member Robinson asked if they could negotiate with the company providing the sound system to include a system for the outdoor programs. Director Giles felt that an outdoor system may cost more money. Manager Warnick agreed to talk to the company and see what can be done.

8) NEIGHBORHOOD AND STAFF BUSINESS.

Director Young reported that he met recently with doTerra officials and approved minor site plan amendments. doTerra is looking to lease another project in June of next year, but their current focus will be Buildings Three and Four. Council Member Meacham asked if the intent was to keep Proctor Lane closed. Engineer Lewis stated that the road will be closed for an extended period of time, because some of the existing pipe for the storm drain was exposed and damaged. They are in the process of coordinating a replacement pipe. He stated that the intersection signage will be advertised in roughly two weeks and the signal should be operational by March 1, 2014.

Director Young reported that the preconstruction meeting with the Wal-Mart contractors was held and they are in the process of site preparation. It will likely be the end of December before work begins on the actual building. Tuscan Gardens has begun to submit their initial applications and site plans. There are changes being made to the Thorneberry development as well.

Attorney Petersen explained that correspondence is occurring with the ICO development agreement for Tuscan Gardens regarding the liquidated damages clause. She agreed to forward recent comments from ICO attorneys and Randy Sant to the Council for feedback. The matter was tentatively scheduled to be on the November 19 meeting agenda. Mayor Call asked that the Council submit comments to Attorney Petersen as soon as possible.

9) MAYOR AND CITY COUNCIL BUSINESS.

Council Members Meacham and Robinson reported that they would not be in attendance at the next City Council Meeting.

Council Member LeMone asked for details regarding the Veteran's Day program. Administrator Darrington said April Harrison had all of the details set but the speaker backed out. Council Member Pack suggested a new speaker who had been confirmed. The program was scheduled for Monday, November 11 at 11:00 a.m.

Mayor Call reported that currently the Downtown Zone goes all the way to State Street as it goes south, but the businesses that line State Street are not those that want to take advantage of the Downtown Zone. He felt that the Council should discuss the possibility of a corridor that is more of a commercial zone. He asked that this item be placed on a Work Session agenda as soon as possible.

10) SIGNING OF PLATS.

Mayor call reported that Parkside at Pleasant Grove Plat “B” was signed.

11) REVIEW CALENDAR.

Administrator Darrington reported that a Work Session was scheduled for the following week and a Council Meeting on November 19. No meeting was scheduled for November 26. A Council Meeting was scheduled for December 3 and on December 10 there will be action items. No meetings were scheduled for December 17, 24 or 31.

12) ADJOURN.

ACTION: Council Member LeMone moved to adjourn. Council Member Robinson seconded the motion. The motion passed with the unanimous consent of the Council.

The City Council Meeting adjourned at 8:15 p.m.

This certifies that the City Council Minutes of November 6, 2013 are a true, -full and correct copy as approved by the City Council on December 3, 2013.

Kathy T. Kresser, CMC, City Recorder

(Exhibits are in the City Council Minutes binders in the Recorder’s office.