

Pleasant Grove City Council Meeting Minutes
Work Session
October 8, 2013
6:00 p.m.

PRESENT:

Mayor:

Bruce W. Call

Council Members:

Cyd LeMone
Jay Meacham
Heather Pack

Excused:

Kim Robinson, Council Member
Cindy Boyd, 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
Mike Smith, Police Chief
Ken Young, Community Development Director
Libby Flegal, NAB Chairperson
Marc Sanderson, Fire Chief
Kathy Kresser, City Recorder
Lynn Walker, Public Works Director

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 LeMone, Meacham and Pack were present. Council Members Boyd and Robinson were excused from the meeting.

2) **PLEDGE OF ALLEGIANCE.**

The Pledge of Allegiance was led by Boy Scout Wesley.

3) **OPENING REMARKS.**

The Opening Remarks were given by Council Member, Heather Pack.

4) **DISCUSSION ON AGENDA ITEMS FOR THE OCTOBER 15, 2013 CITY COUNCIL MEETING.**

- A. **Public Hearing** to receive comments on the Fiscal Year 2013/2014 budget amendments. The Pleasant Grove Redevelopment Agency Budget is included in the Final Budget. (**CITY WIDE**) *Presenter: Director Lundell*
- B. To consider for approval a Resolution (**2013-042**) approving and adopting the Pleasant Grove City's Fiscal Year 2013/2014 amended budget and providing for an effective date. *Presenter: Director Lundell*

Mayor Call stated that the first item of business is the budget amendments. Finance Director, Dean Lundell, stated that there were no changes to the amendments but the last time the budget was discussed it was not noticed appropriately and this item would take care of that.

Director Lundell stated that they would discuss the capital lease funds to purchase the new vac truck and rec equipment. He obtained a bid from the Sun Trust Bank with an interest rate of just over 2%. The Rec Center equipment lease was for three years and the vac truck lease was for seven years.

- C. To consider for approval a 15-lot Final Plat called Walker Ridge Plat A located at approximately 300 North 1260 East in the R1-10 and R1-12 (Single Family Residential) zone. (**GROVE CREEK NEIGHBORHOOD**) *Presenter: Director Young*

Community Development Director, Ken Young, stated that Walker Ridge Plat A was one of two plats that had come forward in this area. Plat B was still being worked on. The boundaries of the subdivision crossed two zoning areas. The subdivision was planned to take advantage of the different zones and the lot sizes met the different zoning requirements. The proposal was for a 15-lot subdivision with a cul-de-sac.

- D. To consider for approval a 1 lot Final Plat called Majestic Meadows Condominiums Plat D located at approx. 550 West State Street in the CG (Commercial General) zone. (**SAM WHITE'S LANE NEIGHBORHOOD**) *Presenter: Director Young*

Director Young stated that Majestic Meadows Plat B is a development on State Street. Some development had already occurred there and what was presented was another portion of that project. There was one building that was intended to be a catering/restaurant business.

- E. To consider for approval a 4 lot Final Plat called Valley Crest Plat L located at approx. 700 West 900 North in the R1-8 (Single Family Residential) zone. (**MUD HOLE NEIGHBORHOOD**) *Presenter: Director Young*

Director Young addressed the agenda item dealing with Valley Crest Plat L. He explained that the development would add a connector street to 900 North and 700 West and the existing lot lines will change. Four new lots would be added to the subdivision.

5) **DISCUSSION ON NEIGHBORHOOD MEETINGS.**

Administrator Darrington stated that staff met the previous week with Griff Johnson, who was involved in building a public safety facility in Wyoming. He shared ideas with the City regarding ways to save money during the construction process if the bond passes. Another discussion item involved the presentation for neighborhood meetings and ensuring that the City sends the proper message and covers the most important issues.

Administrator Darrington stated that Chiefs Smith and Sanderson had been updating the presentation and he asked for input from the Council to finalize it. The first community meeting was to occur the following evening at Mount Mahogany Elementary. Advertising was done by posting information on the website and social media and hanging fliers door-to-door. Many City employees took time to hang fliers on residents' doors. It was reported that there are roughly 10 signs in the Mahogany community containing meeting information. Administrator Darrington met with school officials the previous day to review logistical details. There were to be two meetings the following week and two the week after that. All meetings would follow the same advertising pattern.

Administrator Darrington stated that they asked volunteers from CERT to help distribute fliers. The intent was to have extra volunteers help who would not be working in connection with CERT. There was, however, some confusion regarding CERT's assumption that the City was asking them to promote the GO bond. Administrator Darrington thought they had clarified the issue, but wanted the Council to be aware of the situation.

Administrator Darrington explained that because the community meeting is not an official City meeting they will not have to open it; however, he thought a welcome by the Mayor would be appropriate. Mr. Johnson suggested that the City express its desire and the need to partner with residents in order to pass the General Obligation bond. They need to help the community understand that this is the best way to get the most favorable interest rate and achieve the highest level of success. Administrator Darrington was unsure where that discussion should fit into the presentation.

The agenda would begin with issues pertaining to the current facilities for fire, police, dispatch, and courts, followed by general information. Administrator Darrington felt that the most important part of the presentation should be at the end and involve a question and answer period. He explained that the City spent a great deal of time addressing the need for the new facility. Many residents recognized that need but desired more details about the cost, building, etc. Administrator Darrington made an effort to find the right balance in discussing the various items.

The presentation was to begin with the fire station virtual tour that is currently available online. The video tour is roughly 3 ½ minutes long. Administrator Darrington stated that the video did a good job of identifying the need for the fire station. He asked how much staff should expound on those issues after the video. Mayor Call stated that on August 14 the Council received

input from residents and all recognize there is a need. He recommended the Council and staff not spend too much additional time on need, but suggested there be some discussion for those who know little or nothing about the station. Chief Sanderson planned to take a few minutes to describe the needs. The same pattern would be followed for the police and courts.

Administrator Darrington stated that they would discuss the fact that the Emergency Operations Center is currently inadequate for a full-scale emergency. In addition, the Evidence Room is divided between the boiler room and elevator shaft and they are out of office and storage space. The main concern for the court was the flow of detainees.

Administrator Darrington explained that after the videos and needs discussion they will address the numbers for the building and why they plan to develop for build out. He will show the current square footage and how it is divided. Mayor Call stated that they often have residents ask why the City is so short-sighted with respect to the development of the library. He explained that the library is already too small and residents thought they should have planned longer term. For that reason the City was planning to develop the new public safety facility to build out. Mayor Call suggested using the library as an example. Administrator Darrington stated that the only reason the City got 30 years out of the current facility was because the building included an unfinished basement.

Administrator Darrington planned to review the hard and soft costs associated with the building and describe them in detail. He would then discuss funding followed by the location and citizen involvement. With respect to funding he would address the General Obligation vote, which would be held on Tuesday, November 5 with the amount not to exceed \$16.96 million. As the building is designed and the City receives additional input, they will look for ways to save money and avoid using the full bond amount. If the vote passes, the cost to residents will be based on a median assessed valuation of \$217,000, which equates to an average of \$8.04 per month throughout the life of the 20-year bond. Mayor Call suggested the residents be reminded that it will be \$8.04 per month at most.

Council Member Meacham asked how often the City will receive funds and at what point taxes will increase. Administrator Darrington explained that if the bond is approved they will receive the set amount. When the bond is issued it will be closer to \$10 per month. As the City continues to grow, the tax rate needed to generate that same amount of tax revenue will decrease due to more people paying the tax. The rate will be recalculated each year because it is calculated to generate the same amount of revenue over the 20-year period regardless of how many people pay into it.

Council Member Meacham asked what will happen if the City only ends up needing \$15 million to develop the facility. Director Lundell responded that when they receive the debt service payment they will inform the County and adjust it accordingly. Mayor Call asked if the City has to borrow the full amount all at once or if they can borrow it incrementally. Administrator Darrington stated that generally the funds are distributed all at once. After the vote they will plan the building in detail and determine exactly how much of the \$16.96 million they want to take. If it is determined that they need less than the full amount, the tax rate will be lower than \$8.04 per month. It will be important to make certain that residents understand that in the beginning the tax rate will be closer to \$10 per month. As the bond expiration gets closer it will be roughly \$6 per month. The tax increase will be automatically eliminated after the bond is retired.

Administrator Darrington explained that the current proposed location is for the building to face Center Street between 100 East and 200 East. He would briefly mention the Civic Center plan and where the public safety building fits in. The Blue Ribbon Committee will make a report as part of the citizen involvement portion.

Council Member LeMone asked that staff specify what equipment will be new and used. She suggested some the equipment be described and the cost. Mayor Call requested that staff explain that the City will salvage whatever it can from the current facility. He asked that they help the citizens understand that certain areas of the facility such as holding cells and the evidence room cost more than office space.

Administrator Darrington planned to field most of the questions during the question and answer period, however, if there are questions regarding building specifics, Chiefs Smith or Sanderson can respond. He expected the question and answer period to take roughly 30 minutes. He assumed that most of the questions are already addressed on the FAQ sheets that are available online.

Administrator Darrington stated that he, along with Chief Smith, Chief Sanderson, Director Lundell, and Attorney Petersen will attend each meeting. They asked that as many elected officials as possible be in attendance as well. Mayor Call stated that when he opens the meeting he will set the tone and indicate that the meeting is informational and meant to provide answers to questions the residents have. They are not meant to be advocacy meetings, but to give direct information.

NAB Chairperson, Libby Flegal, thought it would be important to stress why the cost per square footage is so high and what is included in the cost.

Administrator Darrington asked when the appropriate time would be to mention that the longer the City delays the project the more expensive it will become. Mayor Call agreed to mention that in his welcome address. Administrator Darrington remarked that they expect to receive questions that are unrelated to the GO bond or the new facility and are prepared to answer them. He noted that there is a road FAQ and economic development FAQ online that are common concerns in the community.

6) MAYOR, CITY COUNCIL AND STAFF BUSINESS.

City Attorney, Tina Petersen, stated that she had begun working closely with ICO to draft the development agreement as expeditiously as possible.

Police Chief, Mike Smith, provided the Mayor with a packet containing the Victim Advocate grant. It is a full-time position that used to be fully funded with grant money. Over the years the grant money was cut back. The City, however, still receives about half of the original grant amount. He explained that the City's Victim Advocate manages her own grant and the application requires the Mayor's signature. The Police Chief also applied for and received a \$4,700 grant to help cover the cost of a new server and software for the video cameras in the police cars. The grant will cover software that automatically manages the data to avoid overloading the server. Chief Smith explained that the server is new, but does not take up much storage space.

Chief Smith reported that the Officer of the Year Award for Detective Henderson was delayed due to the Federal Government shutdown.

City Recorder, Kathy Kresser, indicated that she mailed out 653 absentee ballots. The last day to register online or in the County Office to vote is October 21.

7) **ADJOURN.**

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

The City Council Meeting adjourned at 6:42 p.m.

This certifies that the City Council
Minutes of October 8, 2013 are a true,
-full and correct copy as approved by
the City Council on November 6, 2013.

Kathy T. Kresser, City Recorder

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