

**Pleasant Grove City
City Council Meeting Minutes
Work Session
November 12, 2014
6:00 p.m.**

PRESENT:

Mayor: Michael W. Daniels

Council Members: Dianna Andersen
Cyd LeMone
Ben Stanley
Jay Meacham
Cindy Boyd

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

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

1) Call to Order.

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

2) Pledge of Allegiance.

The Pledge of Allegiance was led by Boy Scout, Forest Smith.

3) Opening Remarks.

The opening remarks were given NAB Chairperson, Libby Flegal.

4) Approval of Agenda.

ACTION: Council Member Stanley moved to approve the agenda as written. Council Member Andersen seconded the motion. The motion passed with the unanimous consent of the Council.

5) Melissa Carbajal - Promenade Report.

Melissa Carbajal reported that the 2014 Promenade was a unique experience and that it was a very successful event. She explained that the numbers dwindled in comparison to previous years. She pointed out that there was rain on seven out of this year's 11 scheduled Promenade days, which may have contributed to the lower numbers. Furthermore, the event was flooded out twice, and passing rain showers caused both shoppers and vendors to leave early. Ms. Carbajal recalled that Mayor Daniels stood in the rain one of those days to give a speech, and she acknowledged his diligence.

This year, specific themes were incorporated into the event, which contributed to many of the successes from this year's Promenade days. The most popular of the events was the Classic Car Show. A new theme incorporated this year was the Science Day, which proved to be a popular event. The Discovery Space Center came to Stone Gate and blew up their inflatable planetarium. They ended up donating a total of four, 20-minute shows. Science experiments also took place on stage. Ms. Carbajal noted that Science Day was the second most popular event this year.

At the end of the season, a survey was distributed to gather feedback. A total of 54 people returned the survey. They indicated that they attended the Promenade with the intent to purchase items from the vendors, mingle with the community, and for the live entertainment. Ms. Carbajal believed that by incorporating more ongoing children's activities in the future, families will be inclined to stay at each event for longer periods of time. She added that the Lion's Club was on board to contribute to the event, however, due to weather and lack of communication, they did not fully participate. Attendees also made several requests for produce stands; however, Ms. Carbajal pointed out that these vendors are dependent on the harvest seasons.

Ms. Carbajal reported that the survey results also identified a need for better marketing. She explained that Facebook was a major means of marketing this year and noted that even after the Promenade ended, they continued to see an increase of "likes" on the event's page. Ms. Carbajal suggested that a committee be formed that is specifically tasked with the marketing component of the Promenade event. Furthermore, she suggested that the Library and Arts Department spearhead the Promenade children's activities and live entertainment and that the Pleasant Grove Chamber of Commerce get involved in vendor recruitment. There was brief discussion among the Mayor, Library and Arts Director, Sheri Britsch, and the Chamber's Executive Director, David Larson. Mayor Daniels suggested that these members of staff meet with Ms. Carbajal. Council Member Boyd also volunteered to assist with next year's event.

6) Linda Cole, Long-Term Care Ombudsmen, presentation on the services they provide.

Ms. Cole introduced herself as the Long-Term Care Ombudsmen for Utah, Wasatch, and Summit Counties. She was invited to share the services provided and the available local resources. Ms. Cole is an advocate/mediator for individuals in long-term care facilities and serves as a support mechanism to resolve complaints and problems that patients face in these types of facilities. Long-term care comprises assisted living, skilled nursing facilities, and other on-staff care facilities. Ms.

Cole particularly supports resident rights, because many individuals don't realize that by law certain rights are afforded to them.

The complaints that Ms. Cole responds to come from the residents or family members, staff members in the facilities, and the facilities themselves. Upon further investigation, Ms. Cole explained that she first assesses whether or not there is a valid issue. If she determines that there is an issue that needs to be resolved, she becomes a representative for the resident. Ms. Cole stressed that this is an important role, because the residents experience a great deal of vulnerability. Consequently, people feel that in these situations they don't have rights, and that they can't file complaints about issues that concern them.

Ms. Cole explained that the Long-Term Care Ombudsmen program is federally mandated. In the 1960s, when society started to change and more people were going into nursing homes, long-term care facilities were more institutionalized and followed the model of a mental hospital. As a result, bad things were happening in the facilities, such as abuse and medication overdose. The media caught hold of these atrocities in the 1970s, which prompted the government to step in and enact laws to create resident rights. At that time they also created the Long-Term Care Ombudsmen program. Every state has their own federally mandated ombudsmen program, and each program varies based on State law.

Ms. Cole noted that she is a paid staff member and that the program has eight volunteers and an assistant who reports to her on issues they observe in various facilities. She described some of the problems they have faced in the past. Food quality is often minor with more extreme cases involving residents being restrained against their will in a facility. In more severe cases, other agencies get involved. Another major problem is financial exploitation by family members.

There are 81 facilities in the region that Ms. Cole oversees. In Pleasant Grove, there are seven long-term facilities; six that are assisted living and one that is a skilled nursing facility, Alpine Valley Care Center is one of the best. Ms. Cole noted that while that particular building is older, they operate on model that is very resident focused. Ms. Cole distributed a brochure and business card. She added that the ombudsmen program advertises for volunteers in Pleasant Grove's newsletter, and always receive a very enthusiastic response.

Council Member Stanley thanked Ms. Cole for the presentation, and asked her if she ever faces conflicts of interest when consulting multiple facilities and advocating for various individuals. She replied that she strives to maintain a good rapport with the facilities as well as a good relationship with the patients. Additionally, all facilities are required by law to display a poster containing information on the program.

Mayor Daniels asked for examples of other long-term care facilities in the area. Ms. Cole listed Manila Country Home and Beehive Homes in Pleasant Grove, as well as Osmond Assisted Living in Lindon. Council Member Stanley noted that the City has received proposals for other facilities. He asked her opinion on whether there is a need in Pleasant Grove. Ms. Cole acknowledged that new facilities are being built all over and stated that they are needed to accommodate the baby boomer generation. She explained that this area has higher occupancy than Salt Lake and that Alpine Valley Care is currently at 100% occupancy. Last, in response to a question from Council Member Meacham, Ms. Cole stated that she has three days to investigate a complaint from the day it is filed.

Note: Council Member LeMone joined the meeting at 6:18 p.m.

- 7) **PUBLIC HEARING TO CONSIDER FOR ADOPTION AN ORDINANCE (2014-41) TO REZONE APPROXIMATELY 5.7 ACRES FROM A-1 (AGRICULTURE) TO R-R (RURAL RESIDENTIAL) ZONE ON PROPERTY LOCATED AT APPROXIMATELY 750 WEST 3400 NORTH. MANILA NEIGHBORHOOD.**
Presenter: Director Young.

Community Development Director, Ken Young, presented the staff report, and displayed an aerial map and photo of the subject property. He explained that the applicant, Robert Schow, has proposed a plat that will amend Plats A and B, which were previously approved. He is proposing a new five-lot plat. In order to accomplish this, some properties need to be rezoned.

Director Young explained that the General Plan designation for the property that would be affected by the proposed rezone is Very Low Density Residential. This designation allows for A-1 (Agricultural), R-R (Rural Residential), and R1-20 (Single Family Residential) zones. The applicant intends to change the zoning of the entire subdivision to R-R, which has a minimum lot size of 21,780 square feet. One lot in the proposed subdivision does not meet this minimum in the R-R zone. Therefore, lot size averaging will be applied to the lots so that the subdivision complies with the Code.

Council Member Meacham remarked that the plat is an odd shape. Director Young explained that the property follows the lay of the land, noting that a forest and creek runs through the applicant's property. There was further review of the aerial photo and the school's frontage was identified. Director Young added that this item was recommended unanimously for approval by the Planning Commission.

Mayor Daniels opened the public hearing. There were no public comments. Mayor Daniels closed the public hearing.

ACTION: Council Member Stanley moved that the Council adopt an Ordinance (2014-41) to rezone approximately 5.7 acres from A-1 (Agriculture) to R-R (Rural Residential) zone on property located at approximately 750 West 3400 North. Council Member Andersen seconded the motion. A voice vote was taken. Council Members Andersen, LeMone, Boyd, Meacham and Stanley voted "Aye". The motion carried.

- 8) **TO CONSIDER FOR APPROVAL A FIVE-LOT FINAL SUBDIVISION PLAT KNOWN AS PARKSIDE AT PLEASANT GROVE PLAT "C" ON PROPERTY LOCATED AT APPROXIMATELY 750 WEST 3400 NORTH IN THE R-R (RURAL RESIDENTIAL) ZONE. MANILA NEIGHBORHOOD.** *Presenter: Director Young.*

Director Young reported that the proposed plat involves the vacation of Parcel A in Parkside at Pleasant Grove Plat B and will create five lots of varying sizes. The largest lot is 147,127 square feet and the smallest is 17,426 square feet. The minimum lot size for the zone is 21,780 square feet; therefore, the subdivision has had lot size averaging applied to meet the minimum lot size requirements. The lot size averaging includes Lots 12 through 15 and allows for the smallest lot to be 80% of the minimum lot size of the zone in order to be considered legal. The 17,426 square feet proposed for Lot 12 is 80% of the minimum lot size. Since only four lots are being included in the

averaging, Lot 12 comprises 25% of the lots being averaged. City Code specifies that only 25% of the lots in the subdivision can be reduced below the minimum lot size.

In response to a question raised by Council Member Meacham, Director Young explained that the largest lot is not being averaged in with the other lots. He explained that there are not any other irregularities with the proposed subdivision and that it meets the guidelines for an extending roadway. The larger lot could potentially be subdivided for future development. Council Member LeMone asked how the property is currently being utilized. Mr. Schow explained that he uses it for agricultural purposes, particularly for hay.

Mayor Daniels asked if there was a plan for Lot 16. Mr. Schow replied that Lots 15 and 16 are part of his trust and are being deeded to one of his children. He then identified the lot where the house is being built. Council Member Meacham remarked that the temporary turnaround is not near the end of the road, and asked if this was a typical occurrence. Engineer Lewis replied that temporary turnarounds have to be between 60 and 150 feet from the road unless it is at the end of the road. Mr. Schow added that there are two turnarounds allowed in Pleasant Grove City's Code.

ACTION: Council Member LeMone moved that the Council approve a five-lot final subdivision plat known as Parkside at Pleasant Grove Plat "C" on property located at approximately 750 West 3400 North in the R-R (Rural Residential) zone. Council Member Andersen seconded the motion. The motion passed with the unanimous consent of the Council.

9) **CONTINUED ITEM: TO CONSIDER AWARDING THE BID FOR THE SHANNON FIELDS SOFTBALL COMPLEX PHASE II PROJECT TO S & L CONSTRUCTION. THE BID INCLUDES OPTION ADDITIVES A & B.** *Presenter: Engineer Lewis *Continued from the November 5, 2014 Meeting.*

City Administrator, Scott Darrington, provided a brief overview of the discussion that took place on November 5, 2014. He presented the bid map, which contained the figures for the base bid and five additives. He noted that the base bid includes the east and west softball fields, as well as 500 South. The other additives, as they were reviewed the previous week, were also described. Administrator Darrington recalled that last week, the Council concluded that the City would be best served by completing the project in its entirety.

Administrator Darrington reviewed the potential budget for the Shannon Fields project. He explained that the sale of the Battle Creek Park generated a revenue of \$435,000 and that the City has a balance of \$1,232,393 in Park Impact Fees, for a grand total of \$1,667,393. The use of the \$435,000 was discussed extensively last week, particularly as to whether or not the funds could be used elsewhere.

City Attorney, Tina Petersen, reviewed the legal side of using those funds. She explained that while the \$435,000 can be put back into the General Fund, the City's Park Impact Fees are based on an inventory that includes park space. She explained that the City is reducing the inventory by selling off the park. If the money were to be used in some other area of the City, a challenge could be potentially sustained to the Park Impact Fees. Therefore, it is staff's opinion that the \$435,000 from the sale of the park must be used for park purposes. It doesn't necessarily need to be used for Shannon Fields; however, in order to keep the current park impact fee analysis accurate, the money needs to be used for parks.

Mayor Daniels asked if the City would be required to retroactively re-analyze the park impact fees and return some of the money to the developers who paid them, if the Council decides to use the \$435,000 elsewhere. Attorney Petersen replied that some portion of the money might be required to be returned to the developers. She explained that this amount would be determined by analyzing the existing level of service, versus what was paid for by new growth and impact fees. Council Member Meacham pointed out that the two proposed softball fields were planned for growth and, therefore, the impact fees were created based on this need. He asked if the money from the previous location has to be used on something other than this project. Attorney Petersen replied that staff would need to raise this question with the City's financial consultants who helped establish the current Park Impact Fees.

Council Member Stanley asked if the inventory is driven by acreage or by dollar value. Finance Director, Dean Lundell, explained that dollar value is the primary factor. There was discussion on how the property was initially acquired for the Shannon Fields. Mayor Daniels explained that this has been an ongoing discussion for many years and that there was a mixture of monies acquired to purchase the property. Furthermore, at the time the Council was aware that more money would need to be acquired to complete Shannon Fields. Mayor Daniels felt this should be considered since very little has been done with a piece of property that the City spent money to acquire. There was continued discussion on the City's inventory.

Council Member Boyd commented that Attorney Petersen gave a thorough overview of why the \$435,000 should be spent on this project. She was of the opinion that there isn't any reason to prolong the matter.

Administrator Darrington recalled that another issue that was brought up last week was the potential loss of use for the Strawberry Days Rodeo. One of the key components of the issue was determining whether the grass will be able to handle trailers and other large vehicles. Marty Beaumont, the Project Manager, indicated that the additive that will be going into the soil will have the capacity to handle large vehicles such as trucks and trailers. Therefore, from staff's perspective, the rodeo participants will not lose any parking space, because they will still be able to park on those fields.

Administrator Darrington remarked that in speaking with the Chair of the Rodeo Committee, they would like to provide their full support by way of an agreement. However, the committee won't be able to meet to discuss the matter in detail for another few weeks. Administrator Darrington suggested that the Council approve the project today, contingent on the City obtaining an agreement from the Rodeo Committee. He stated that staff would like to award the bid so that the project can get started right away and save money. The deadline for awarding a bid after it has been submitted is 60 days.

Council Member LeMone asked what the options will be if the Rodeo Committee doesn't agree with the proposal. Administrator Darrington explained that staff will come back to the Council for further direction. Parks and Recreation Director, Deon Giles, stated that he relayed to the Rodeo Committee today the issue of parking. Additionally, he spoke about the slack events, which take place during the day and on Wednesday night after the rodeo. He stated that the number of attendees at the slack event last year was the highest it has ever been. Director Giles reiterated that the additive in the soil will be able to support eight horse trailers.

Council Member LeMone reviewed Attorney Petersen's previous explanation of the funding sources. She was happy to answer questions from the public to ensure that accurate information is disseminated. The Council agreed to open a public hearing to allow for comments.

Jennifer Baptista gave her address as 32 North 1300 East, and inquired as to how the doTERRA exchanges factors into the project, based on the new information provided. Attorney Petersen clarified that the City never traded property with doTERRA. Instead the property was transferred to Alpine School District.

Ms. Baptista asked if any of the sales or transfers of land will interfere with the current impact fee analysis. Council Member Stanley explained that the City is anticipating a potential challenge that will come when the transaction is complete. The City is also anticipating additional transactions that will level out the inventory and thereby not affect the current impact fee analysis. The proposed ball fields would be part of the aggregate series of transactions. In other words, while the City sold and transferred land to the school district, they did so in anticipation of other transactions. The challenge will come in the context in the entirety of what has already been done.

Attorney Petersen added that the City has not lost the use of the softball field yet. She explained that the agreement with the school district specifies that the City has access to the field until a replacement field is built. Therefore, in theory the inventory has not yet been reduced. Ms. Baptista asked what kind of revenue the City will get from the transfer of the softball field and if that money will also have to be used for parks. Mayor Daniels replied that the City will need to assess each individual transaction that took place with the school district, which involved Battle Creek Park and all other properties that have moved between the school district and the City, as well as the Recreation Center.

Administrator Darrington explained that in negotiations with doTerra, the school district indicated that they were not interested in participating in the tax incentive package. They did, however, express interest in the ball field. This led to the City offering to deed the softball field to the school district in order to get them to participate in the tax incentive. In response to Ms. Baptista's previous question about revenue, Attorney Petersen explained that no actual money was received by the City for the transfer of the softball field to Alpine School District. However, the increased tax increments received by the City from the doTerra project because of the School District's participation will far out way the value of the one field.

Mayor Daniels reviewed the transaction that occurred between the school district and the City as part of the doTerra deal. It was determined that the amount of money that would come from sales tax revenue generation from doTerra would more than exceed the \$435,000 needed for a ball field. Mayor Daniels explained that in looking at the current value of the inventory, if it is equal to or greater than the value of the starting inventory, no harm has been done. The valuation remains the same.

Blaine Thatcher gave his address as 120 North 1400 East and asked about the value of the properties that need to be replaced in the inventory. Administrator Darrington replied that the value of Battle Creek Park is \$435,000. He did not know the value of the softball field, however, it was noted that the field is approximately 1.695 acres in size. The rest of the property is significantly larger in comparison. Administrator Darrington stated that staff would need to evaluate the value per acre of the parcels that were sold in order to calculate a cost per square footage. There was

further discussion on the matter and Mayor Daniels invited Mr. Thatcher to visit with staff at the City offices to review the calculations.

Mr. Thatcher expressed concern that the City will award a contract without adequate information. Council Member LeMone explained that this is the fourth or fifth discussion that has taken place on Shannon Fields. She stated the Council understands the analysis and that it is important that the citizens' concerns are addressed.

Matt Godsey gave his address as 1026 East 1100 North and reviewed his understanding of the bid. He asked if there would be any disadvantages to the Council voting on the base bid, but waiting to vote on the additives. Engineer Lewis explained that there will be concerns with the contract. If the bid is not awarded within 60 days the contractor may negotiate for a higher price. Mr. Godsey suggested that the Council pass the base bid and then hold off on other portions of the project in order to conduct a risk analysis and assess usage of the \$435,000.

Diane Moss gave her address as 391 East 200 South and referenced previous comments made by Council Member LeMone regarding discussions that take place via social media. Council Member LeMone clarified that she previously stated that it is a disservice to the community when people spread inaccurate information through hearsay, on either side of any issue. Mayor Daniels remarked that everyone has a perception about issues that are discussed at meetings. Furthermore, everyone has the freedom to express themselves. Mayor Daniels provided recollections of the discussions that took place during at the previous meeting.

Drew Armstrong gave his address as 995 East Center. He expressed appreciation for staff and the elected officials ensuring that all of the City's land, which is owned for various purposes, is sold with plans to allocate the funds to specific projects.

Jason Hunter gave his address as 680 East 300 North, and agreed with Mr. Armstrong's comments. He explained that much of the history of how Shannon Fields was originally acquired has been lost; however, for five Council Members to at any time decide to scrap history and go in whatever direction they choose is also not right. He expressed his appreciation for the efforts being made by the current Council. Mr. Hunter suggested that the Council vote on the entire project so that the City doesn't have partially completed projects. Incomplete projects do not send a good impression of the City.

There were no further public comments. Mayor Daniels closed the public comment portion of the discussion.

Mayor Daniels reported that staff informed the Council that the \$435,000 could be used for something other than parks. However, if the Council decides to use the money elsewhere, the City's money and the citizens' money will be subject to scrutiny and challenged in the Park Impact Fees. He reiterated that it would not be illegal to use the money elsewhere; however, it would potentially create problems for the City. Mayor Daniels invited the Council Members to discuss how they would like to proceed.

Council Member Stanley stated that during last week's meeting, he commented that the \$1.2 million in Park Impact Fees was an easy decision and that the \$435,000 required more consideration. He explained that he received citizen feedback this week about ways this money could be used. Council Member Stanley remarked that perhaps a compromise could be reached and perhaps award a partial bid and take time to formalize some of the opinions and thoughts about the accounting.

Mayor Daniels felt that he understood the numbers, inventory, and history of the property. In his mind, it came down to a political decision and whether or not the Council is comfortable finishing the project or moving forward with the safe route of only spending the \$1.2 million in Park Impact Fees. Mayor Daniels stated that he dislikes incomplete projects. Council Member Boyd agreed and stated that staff was given a difficult task last week to compile additional information on the matter. She felt they had done a great job of providing complete answers to the questions raised at the last meeting. Council Member Boyd expressed complete confidence in staff's recommendation and stated that not moving forward on the project would be a disservice to the community.

Council Member Andersen stated that all of her questions had answered. She echoed the comments of Mayor Daniels and Council Member Boyd and stated that she likes to complete projects. She was of the opinion that Shannon Fields will be a nice invitation to visitors who come to Pleasant Grove. Council Member Andersen believed that the fiscally responsible decision would be to award the entire bid. Council Member Meacham also expressed his support for moving forward with the project.

ACTION: Council Member Boyd moved that the Council award the bid for the Shannon Fields Softball Complex Phase II Project to S&L Construction, in the amount of \$1,439,377.01. The bid includes all optional additives and is contingent upon discussions with the Rodeo Committee. Council Member Andersen seconded the motion. The motion passed with the unanimous consent of the Council.

Council Member Stanley communicated to the public that staff and elected officials always welcome questions.

10) DISCUSSION ON AGENDA ITEMS FOR THE NOVEMBER 18, 2014 CITY COUNCIL MEETING.

Engineer Lewis explained that the first item on next week's agenda is for an ordinance to permanently close and abandon a right-of-way along the west side of 1450 West from 3300 North to approximately 2750 North. He noted that this item was discussed previously at which time the applicant felt that staff had made an error. Council Member Boyd requested that safety issues relating to this item also be discussed next week.

The second item on next week's agenda was to consider a resolution authorizing the Mayor and Municipal Council sitting as the Board of Canvassers to accept the election returns and declaring and certifying the results of the General Election held on November 4, 2014. City Recorder, Kathy Kresser, would be presenting the item. Council Member LeMone asked what happens to absentee ballots that reportedly weren't delivered to certain residences. Recorder Kresser was unaware of what had occurred.

Next week's third agenda item relates to a resolution authorizing the Mayor to sign an amendment to the Retainer Agreement with VanCott Bagley regarding the Timpanogos Special Services District (TSSD) litigation. Administrator Darrington explained that a few years ago, the City pursued legal action against TSSD for the removal of compost. The City has a bill that is due as a result of the legal process and a change was made to the agreement to have attorney fees reduced. Council Member Meacham asked why this is being done as a City, rather than through the Coalition. Administrator Darrington stated that the City is now the Coalition because they are in

charge of making sure that legal action is carried out. If others want to help pursue this legal action the City would be willing to approach them to see if they are willing to also help pay the legal bill.

The last item on next week's agenda will be to discuss a Professional Service Agreement with a group of businesses working together to create the Utah Transportation Coalition. The purpose of the Coalition will be to lobby with the State Legislature for additional road funding. Administrator Darrington stated that this will be one of the top discussions with the State Legislature this year. The Utah League of Cities and Towns (ULCT) has reported that there is some support for a change to how the funding is distributed.

Attorney Petersen reported that she attended a ULCT subcommittee meeting where they discussed the matter at length. She stated that participating in the coalition will grant access to the toolbox they will be using, which contains several media tools. Furthermore, a resolution will need to be passed before the Legislative Session begins, which will be submitted by ULCT. Pleasant Grove City will be asked to support this resolution. In response to a question from Council Member Boyd, Attorney Petersen explained that Pleasant Grove City could potentially gain an extra \$1 million per year for road funding if the legislation is passed. Council Member LeMone added that on November 19 a Local Government Transportation Funding Meeting will be held at the State Capital where several other cities will be in attendance.

11) NEIGHBORHOOD AND STAFF BUSINESS.

Director Young distributed a flyer to be presented the following week regarding the future of downtown. The flyer was posted to the City's website and will be distributed in various places. He explained that the discussion will focus primarily on Main Street and may include discussions of the four-block Civic Center Plan. Additionally, Director Young stated that staff is trying to regenerate the Downtown Advisory Board, which has been inactive for some time. The benefit of the board is that they assist staff and elected officials in the review of the Downtown Development Proposal.

Director Young stated that staff is willing to take each step in phases and recognized that the City will not be able to accomplish everything at once. Council Member LeMone stated that the Civic Center Plan needs to be redefined prior to moving forward and suggested that the matter be discussed during next year's retreat. Director Young stated that this will initially be an introductory meeting. Council Member Boyd stated that she would be happy to move forward with the discussions and felt they would serve as a prerequisite to the future of Pleasant Grove's downtown area. She agreed with Council Member LeMone that this matter could also be discussed during next year's annual retreat. Council Member Meacham was of the opinion that the Downtown Plan and the Civic Center Plan are two different discussions. He agreed with staff that the Downtown Advisory Board needs to be reestablished.

Last, Director Young asked the Mayor and Council to review and complete a survey on accessory apartments. He indicated that the survey can be accessed via the City's website.

Assistant to the City Administrator, David Larson, announced that Chubby's is now in a new location. Additionally, as the Chamber has worked to increase the value they bring to businesses in the City, they have created the Mayor's Executive Business Council. This allows for local businesses to meet with the Mayor quarterly for a roundtable discussion. Last, Mr. Larson reported that he spoke with the owner of Culinary Crafts, who indicated that their grand opening will be an

open house the following day from 4:00 p.m. to 7:00 p.m. A ribbon cutting ceremony was to take place at 4:00 pm.

Library and Arts Director, Sheri Britsch, thanked those who were involved with the Veteran's Day event. She acknowledged Council Member LeMone's assistance. Additionally, Director Britsch relayed a recent incident where a library patron needed assistance with online paperwork to dissolve his business. She recognized the employee who provided this valuable assistance and stated that the patron was very grateful.

Engineer Lewis asked those in attendance to report any street lights that aren't working properly. He stated that incidents can either be reported to Rocky Mountain Power directly or he can help get the issue resolved.

12) Mayor and Council Business.

Council Member Meacham announced that he would not be present at next week's meeting. Council Member Stanley asked if discussion about the Library Board could be placed on an upcoming agenda. Administrator Darrington replied that the item will be discussed in January.

13) Signing of plats.

There were no plats signed.

14) Review Calendar.

There were no calendar items to review.

15) EXECUTIVE SESSION TO DISCUSS THE PURCHASE, EXCHANGE OR LEASE OF REAL PROPERTY (UCA 52-4-205 (1) (D)) AND THE CHARACTER, PROFESSIONAL COMPETENCE, OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL (UCA 52-4-205 (1)(a))

Mayor Daniels called for a motion to go into executive session to discuss the purchase, exchange or lease of real property and the character, professional competence, or physical or mental health of an individual. .

ACTION: At 8:25 p.m. Council Member Stanley moved that the Council move into Executive Session to discuss the purchase, exchange or lease of real property and the character, professional competence, or physical or mental health of an individual. Council Member Meacham seconded the motion. The motion passed with the unanimous consent of the Council.

PRESENT:

Mayor: Michael W. Daniels

Council Members: Dianna Andersen
Cyd LeMone
Ben Stanley
Jay Meacham

Cindy Boyd

Staff: Scott Darrington, City Administrator
Tina Petersen, City Attorney
Lynn Walker, Public Works Director
John Goodman, Streets Supervisor
Marc Sanderson, Fire Chief
Kathy Kresser, City Recorder

At 8:25 p.m. the Mayor and Council discussed the character, professional competence, or physical or mental health of an individual.

ACTION: At 9:00 p.m. Council Member Meacham moved that the Council move out of Executive Session. Council Member Andersen seconded the motion. The motion passed with the unanimous consent of the Council.

ACTION: Council Member Stanley moved to direct staff to notify Rocky Mountain Recycling that the City is not interested in purchasing the property on 700 South. Council Member LeMone seconded. The motion passed with the unanimous consent of the Council.

Mayor Daniels called for a motion to adjourn.

16) Adjourn.

ACTION: At 9:07 p.m. Council Member Stanley moved to adjourn. Council Member LeMone seconded the motion. The motion passed with the unanimous consent of the Council.

The City Council Meeting adjourned at approximately 9:07 p.m.

Approved by the City Council on December 16, 2014.

Kathy T. Kresser, City Recorder

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