

**Pleasant Grove City
City Council Regular Meeting Minutes
July 5, 2016
6:00 p.m.**

PRESENT:

Mayor: Michael W. Daniels

Council Members: Dianna Andersen
Eric Jensen
Cyd LeMone
Ben Stanley
Lynn Walker

Staff Present: Denise Roy, Finance Director
Mike Smith, Police Chief
Kathy Kresser, City Recorder
Ken Young, Community Development Director
Sheri Britsch, Library and Arts Director
Tina Petersen, City Attorney
Dave Thomas, Fire Chief
David Larson, Assistant to the City Administrator
Deon Giles, Parks and Recreation Director
Scott Darrington, City Administrator
John Goodman, Streets Superintendent

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 all Council Members were present.

2) **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Council Member LeMone.

3) **OPENING REMARKS**

The opening remarks were given by Council Member Stanley.

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

City Administrator, Scott Darrington, stated that Items 9A and 9B will be continued.

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

5) **OPEN SESSION**

Mayor Daniels opened the open session.

Christopher Williams gave his address as 845 North 100 East and stated that the Hammons recently filed bankruptcy and the City has mortgaged a \$18 million bond on their behalf. He expressed concern because the Hammons are supposed to be making a \$1.5 million payment each year to the City. He asked what the plan is if they default on their loan and if the City has reserves as a backup contingency.

Mayor Daniels responded that the City has one reserve they can fall back on if the need arises. He explained that the Hammons have not defaulted on payments since the plan was put into place. The City expects them to continue to make the payments. If not, they will have to regroup and look at other alternatives such as getting the land back and selling it.

Mr. Williams asked if the equity the Hammons have in the property is under contract and if they will be able to get some of the value back that they have put into the property. Attorney Petersen stated that currently the contract does not allow the Hammons to recoup any of the money they have already paid. The contract gives the City the right to foreclose on the Trust Deed and take the property back. It also provides that if they default they have to sell the property back to the City for the exact amount of the original sales price. Attorney Petersen clarified that there are two types of bankruptcy and the Hammons have filed for reorganization.

Donna Jolley gave her address as 1380 East 150 North and explained that she recently traveled to Rexburg and Fillmore and the only bad roads she saw were those that were under construction. She expressed concern with the City's debt and recommended they focus on getting out of debt. She did not think the way to solve the problem was through increasing taxes. Ms. Jolley explained that roads are the City's responsibility and this should already be automatically in the budget as a priority. Ms. Jolley stated that the City is spending money on things they don't use. Last, she made suggestions on how to reorganize City office space in a more cost effective way.

Kira Harris gave her address as 60 Alpine Drive and remarked that the downtown grass has recovered quickly from Strawberry Days, for which she thanked the City's employees. She also thanked her neighbor, Bill Hoglund, who retired from the City many years ago. She stated that Mr. Hoglund would test grass seed on his lawn and then use the best products on the City's lawns. Ms. Harris stated that the City is reaping the fruits of Mr. Hoglund's service decades later.

Ms. Harris explained that the DoTERRA convention takes place every September in Salt Lake City. At one point during the conference, they bus people to the campus, which creates significant traffic on Pleasant Grove Boulevard. She suggested that the City reach out to DoTERRA and Aroma Tools and request that they have some of their employees help direct traffic. She also

suggested that the City deploy a police officer to the area around that time as an added safety measure.

There were no further public comments. Mayor Daniels closed the open session.

6) **CONSENT ITEMS**

- a) **City Council Meeting Minutes:
City Council Minutes for the May 31, 2016 Meeting
City Council Minutes for the June 7, 2016 Meeting**
- b) **To Consider Approval of Change Order No. 1 and Final Payment of 1150 West 2600 North Detention – Partial Project to Cody Ekker Construction.**
- c) **To Consider Approval of Payment Vouchers for (June 30, 2016).**

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

7) **BOARD, COMMISSION, COMMITTEE APPOINTMENTS**

- A) **TO CONSIDER THE APPOINTMENTS OF ADAM WILLS AS A DOWNTOWN ADVISORY BOARD MEMBER AND TODD FUGAL AS THE BIG SPRINGS NEIGHBORHOOD CHAIR.**

Mayor Daniels invited the aforementioned individuals to introduce themselves and indicated that he interviewed them for their respective positions.

Adam Wills gave his address as 65 South 700 East and explained that he recently moved back to Pleasant Grove. He commented that the City is full of volunteers and noted that he found out about this volunteer position by perusing the City's website. He stated that it is everybody's duty to give back to the communities they want to continue making great. Upon visiting with Mayor Daniels, he felt this opportunity was a great fit. Mr. Wills explained that he and his wife are both real estate agents and they love supporting local business.

Todd Fugal noted that he recently moved to Pleasant Grove and stated is excited to serve the community. A lot is happening in Pleasant Grove and he wants to make sure that the line of communication remains open between the City and the residents.

ACTION: Council Member Stanley moved to approve the appointments of Adam Wills as a Downtown Advisory Board Member and Todd Fugal as the Big Springs Neighborhood Chair. The motion passed with the unanimous consent of the Council.

8) **PRESENTATIONS**

There were no presentations.

9) **PUBLIC HEARING ITEMS**

- A) **PUBLIC HEARING TO CONSIDER FOR ADOPTION AN ORDINANCE (2016-14) AMENDING CITY CODE SECTION 10-14-20, URBAN DESIGN STANDARDS, MODIFYING THE DESIGN REQUIREMENTS FOR DEVELOPMENTS IN THE GROVE ZONE CHAPTER OF THE PLEASANT GROVE CITY CODE. *Presenter: Director Young *Continued to a Date Uncertain.***
- B) **PUBLIC HEARING TO CONSIDER FOR ADOPTION AN ORDINANCE (2016-15) AMENDING CITY CODE SECTION 10-15-41, STREET FRONTAGE IMPROVEMENTS, ADJUSTING THE THRESHOLD REQUIREMENTS FOR WHEN IMPROVEMENTS ARE REQUIRED AND APPROVING EXCEPTIONS. *Presenter: Director Young *Continued to a Date Uncertain.***

10) **ACTION ITEMS READY FOR VOTE**

- A) **TO CONSIDER APPROVAL OF A FIVE-LOT FINAL PLAT CALLED MELISSA'S PLACE SUBDIVISION ON PROPERTY LOCATED AT APPROXIMATELY 745 NORTH 100 EAST IN THE R1-8 (SINGLE-FAMILY RESIDENTIAL) ZONE. *Presenter: Director Young.***

Community Development Director, Ken Young, presented the staff report as well as aerial photos and architectural renderings of the subject property. He explained that the applicant is requesting approval of a five-lot subdivision on property located at approximately 745 North 100 E in the R1-8 (Single-Family Residential) Zone. As part of the plat the applicant proposes the construction of twin homes platted with the intent to allow individual unit dwelling ownership. Pleasant Grove City Municipal Code permits the approval of two-family dwellings when the plat provides the same density as required for single-family units in the zone and as approved by a conditional use permit. The Planning Commission reviewed the proposal on May 12, 2016. The preliminary plat was approved as well as a conditional use permit for the twin homes.

Proposed Lots 1 and 2 will each contain a single unit of a twin home as well as Lots 4 and 5. The existing building will remain in Lot 3. Director Young presented a chart of all the lots and their respective square footages, lot widths, the building to remain, and lot frontages. According to the Municipal Code, two-family dwelling units can be approved on R-1 (Single Family) Zones lots as a Conditional Use as long as both dwellings have the same density and that the twin homes, intended for individual ownership are legally subdivided before the sale of the property. Even though the proposed twin-homes are connected by a common vertical wall, each unit is located on a separate lot with a minimum area of 8,000 square feet. The subdivision presents lots that comply with the minimum square footage required for lots in the R1-8 Zone. The minimum lot width per proposed single lot is less than required; however, since the applicant is proposing twin homes, the lot width is achieved by adding the width of the two lots containing each twin home.

ACTION: Council Member Jensen moved to approve a five-lot final plat called Melissa's Place Subdivision on property located at approximately 745 North 100 East in the R1-8 (Single Family

Residential) Zone. Council Member Stanley seconded the motion. The motion passed with the unanimous consent of the Council.

B) TO CONSIDER AWARDING HANSEN BRADSHAW MALMROSE & ERICKSON THE BID FOR AUDITING SERVICES. *Presenter: Director Roy.*

Finance Director, Denise Roy, explained that the item went out to bid in May and the City received bids from 10 firms. She and Assistant to the City Administrator, David Larson, looked at firms and weighed them on technical experience, staff qualifications, proposal responsiveness, and audit cost. They narrowed the options down to three firms and Director Roy and Administrator Darrington met with the partners of each firm as well as some of their staff. References were also called on each firm. Director Roy stated that the State Auditor's Office suggests doing RFPs every five to seven years and staff is requesting to award the bid to Hansen Bradshaw Malmrose & Erickson, which is based out of Bountiful. They currently have 11 cities, the Provo School District, and numerous special service districts and have been in business since 1980 with 22 professional staff.

Mayor Daniels asked Director Roy if she has ever worked with the firm before. Director Roy answered in the affirmative. Council Member Stanley asked if any additional time will be required as the new firm gets up to speed. Director Roy explained that they will not go above the bid they gave the City. The first year they are looking at 200 hours due to a learning curve and in future years they will only require around 150 hours. Director Roy noted that they are also familiar with the financial software cities use. There was brief discussion of the additional documents attached to bid and it was noted that the contract is executed by the City Manager.

ACTION: Council Member Stanley moved to award Hansen Bradshaw Malmrose & Erickson the bid for auditing services. Council Member Walker seconded the motion. The motion passed with the unanimous consent of the Council.

C) ITEMS FOR DISCUSSION

There were no further items for discussion.

D) DISCUSSION ON THE JULY 12, 2016 JOINT CITY COUNCIL WORK SESSION MEETING AGENDA

The agenda for the aforementioned meeting was briefly reviewed and discussed. It was noted that there will be a presentation from the Alpine School District as well as a Q&A session. There was discussion pertaining to the district's GO Bond which will total \$386 million. Council Member Stanley noted that the financial impact will only be about \$.09 to the residents.

E) NEIGHBORHOOD AND STAFF BUSINESS

Director Young stated that they intend to have a discussion on urban standards in the Grove Zone tonight. David Larson stated that EDCUtah reached out to the City this week and are interested in

coming on Wednesday, July 13, at lunch time for a conversational meeting. The luncheon will take place in the Council Chambers. They would like to discuss what they can do to help the City.

Mayor Daniels thanked staff for everything they did for the July 4 celebrations.

Police Chief, Mike Smith, reported that they were awarded a grant from Firehouse Subs to replace one of their 10-year-old motorcycles, for just under \$17,000. Director Britsch reported that the bid on the elevator closed last week. One bid came in slightly higher than they hoped so staff will be discussing their next move within the next week.

F) MAYOR AND COUNCIL BUSINESS

Council Member Walker thanked staff for the 4th of July celebrations. There was then subsequent discussion regarding upcoming City events. Mayor Daniels discussed upcoming Public Safety Building Committee Meetings. He also noted that he will be traveling from July 7 through 12 and will be back in time for the meeting on the 12th.

G) SIGNING OF PLATS

There were no plats signed.

H) REVIEW CALENDAR

There were no additional calendar items.

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

The meeting adjourned at 6:33 p.m.

I) ADJOURN

The minutes of July 5, 2016 City Council Meeting were approved by the City Council on August 2, 2016.

Kathy T. Kresser, City Recorder

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