

**Pleasant Grove City
City Council Regular Meeting Minutes
November 9, 2016
6:00 p.m.**

PRESENT:

Mayor: Michael W. Daniels

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

Staff Present: Scott Darrington, City Administrator
Denise Roy, Finance Director
Deon Giles, Parks and Recreation Director
Mike Smith, Police Chief
Kathy Kresser, City Recorder
Tina Petersen, City Attorney
Dave Thomas, Fire Chief
Marty Beaumont, Public Works Director
Ken Young, Community Development Director
Sheri Britsch, Library and Arts Director

Others: Reed Dixon, Di Fini Consultants
John Dester, Garden Grove Development

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 Andrea Snow.

3) **OPENING REMARKS**

The opening remarks were given by Amy Lindstrom.

4) APPROVAL OF MEETING'S AGENDA

ACTION: Council Member Jensen moved to approve the meeting agenda. 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.

Lisa Coombs announced that Presidio Real Estate opened their new office on 110 South Main Street. They have made several improvements to the property including cleaning up the landscaping and painting the interior. She invited those in attendance to attend the Grand Opening this Saturday from 11:00 a.m. to 2:00 p.m.

David Donaldson stated that during election season he entertained Council Member Jensen in his home to discuss his questions and concerns. Mr. Donaldson congratulated the City on passing the bond. He then spoke about economic development in the City and stated that Pleasant Grove needs to better communicate to the public that they are “open for business”. He mentioned that he met with the current Mayor of American Fork, who relayed his efforts to boost their city’s economic development. Mr. Donaldson commented that if Pleasant Grove had the same sales tax revenue as American Fork they would not have to bond for projects in order to meet their needs. He encouraged the City to set aside money to hire a full-time economic development professional.

Council Member LeMone gave Mr. Donaldson a RAP sheet that Community Development Director, Ken Young, creates each month detailing new businesses and residential developments.

Mayor Daniels reported that he received an email from the group Citizens Against Overspending, which was addressed to the Mayor, Council, and Administration. He read the letter out loud, which requested that the City be transparent with the public safety facilities project as it moves forward, now that the bond has passed. Mayor Daniels stated that they are committed to transparency and explained that all planning, designing, and engineering will be done in the most cost efficient manner possible. Information on private donors will only be published as far as permission is granted by the donors.

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

6) CONSENT ITEMS

There were no consent items.

7) BOARD, COMMISSION, COMMITTEE APPOINTMENTS

There were no appointments.

8) PRESENTATIONS

There were no presentations.

9) **PUBLIC HEARING ITEMS**

There were no public hearing items.

10) **ACTION ITEMS READY FOR A VOTE**

- A) **CONTINUED ITEM: TO CONSIDER FOR APPROVAL A TWO-LOT FINAL SUBDIVISION PLAT CALLED LARSEN ACRES PLAT D AND RATIFYING AN ADMINISTRATIVE AGREEMENT, FOR PROPERTY LOCATED AT APPROXIMATELY 112 EAST 1280 NORTH IN THE R-R (RURAL RESIDENTIAL) ZONE. Presenter: Director Young *Continued from the November 1, 2016 Meeting.**

Director Young explained that the applicant is requesting approval of a two-lot final plat, named Larsen Acres Plat D, on property located at approximately 112 East 1280 North in the R-R Zone. An application and plans for the plat were submitted on September 1, 2016. The proposed subdivision is located on approximately 3.11 acres. The plat consists of two subdivided lots designated for new single-family dwellings. There are some existing structures, including a home that will remain on one lot. The new lot is being created with the intent of building a new single-family dwelling. The location of the new lot is in an R-R zone. Therefore, the minimum area requirement is 0.5 acres. The new proposed lot has an area of 0.51 acres. Thus, the proposed layout of the subdivision meets the minimum requirements set forth in the Pleasant Grove City Code. Street improvements are required for the new subdivision not only for the newly created lot, but also for the portion of the existing lot along 1280 North that is missing the improvements. The required street improvements will run along 1280 North to 100 East and include an accessible ramp on the corner meeting ADA standards.

Public Works Director, Marty Beaumont, stated that the Planning Commission reviewed and approved the preliminary plat on September 22, 2016. Staff recommended approval to the City Council of the final plat with the following conditions:

1. A development agreement shall be signed regarding the completion of the street improvements along 1280 N including an ADA accessible ramp on the corner with 100 East.
2. All Final Planning, Engineering, and Fire Department requirements are met.

ACTION: Council Member Jensen moved to approve a two-lot final subdivision plat called Larsen Acres Plat D and ratifying an administrative development agreement, for property located at approximately 112 East 1280 North in the R-R (Rural Residential) Zone, with the conditions as outlined above. Council Member Stanley seconded the motion. The motion passed with the unanimous consent of the Council.

City Administrator, Scott Darrington, proposed that the Council discuss the remainder of the agenda in the following order: 11 B, 11 A, 10 B & 10 C.

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

Brittany Pueblo commented that she is the great-great-granddaughter of the man who originally homesteaded the Larsen property. She thanked the Council for their decision regarding Larsen Acres Plat D.

B) TO CONSIDER FOR ADOPTION A RESOLUTION (2016-045) AUTHORIZING THE MAYOR TO ENTER INTO AN INTERLOCAL COOPERATIVE AGREEMENT BETWEEN PLEASANT GROVE AND UTAH COUNTY REGARDING CANYON ROAD (100 EAST); AND PROVIDING FOR AN EFFECTIVE DATE. *Presenter: Administrator Darrington.*

Administrator Darrington stated that a few weeks ago the Council discussed future improvements on 100 East. At that time, they were entertaining what would have been a three-way agreement between Pleasant Grove, Cedar Hills, and Utah County. He described the details outlined in the agreement and explained that grant money was available to improve 100 East. The County recently obtained the road and while they offered to maintain it, the County's quality standards differ from those of other cities. The County offered to make improvements to the road using their funds, with the stipulation that the City assume ownership of the road in 30 years. Cedar Hills received the same offer but rejected it. As such, Pleasant Grove City asked Utah County and they agreed to entertain the offer if it was just with Pleasant Grove. Administrator Darrington clarified that if Pleasant Grove agrees to the terms of the new agreement, full improvements will be made to the section of road that lies in Pleasant Grove. Cedar Hills, on the other hand, will just get the mill and fill which are standard County improvements. At the end of 30 years, Pleasant Grove City will take over ownership of the road.

According to the proposed agreement, the City will agree to take care of smaller maintenance items such as pot holes, striping, snow removal, etc. The County will take care of surface treatments and any overlays that are needed within the next 30 years. At the end of the 30-year term, the agreement specifies that the County is required to turn over the road with a minimum pavement condition index (PCI) of 70.

Administrator Darrington explained that the Mountainland Association of Governments (MAG) will determine how much grant funding is distributed to Pleasant Grove. The County and the City will work together to figure out how much grant money is needed for the project. If the City doesn't feel they are getting sufficient funding to make the project worthwhile, language in the agreement gives the City an ability to back out of the agreement. At that point, the County would just do standard mill and fill improvements along 100 East. In working with the County, the City would be getting a better-quality road above the mill and fill improvements.

With regard to snow removal, Cedar Hills has requested to contract with Pleasant Grove for that service. Council Member LeMone asked if they currently have sufficient equipment to handle the snow removal needs for both cities to which Administrator Darrington answered affirmatively. It was noted that the total mileage of 100 East in Pleasant Grove is 3.5 miles. Director Beaumont estimated full reconstruct costs of about \$1.2 million per mile.

Administrator Darrington mentioned that the original grant was for \$5.5 million; however, the City won't get all of the money now because a portion of the funds was originally allocated for Cedar Hills. They are still trying to calculate the exact amount the City will receive. It was noted that the County will not accept any money from MAG if Cedar Hills or Pleasant Grove do not participate in the agreement. The County indicated that they would pass on the money and just do the mill and fill. Director Beaumont assured the Council that staff could handle the minor maintenance needs as previously indicated.

Administrator Darrington and Director Beaumont both previously discussed 100 East with Richard Nielsen, the Cedar Hills Public Works Director. They discussed the number of complaints that have been received because of the poor condition of the road. Staff stressed to Council that time is of the essence when deciding on the agreement.

In response to a question from Council Member Andersen, Administrator Darrington explained that the County has different standards than cities when making road improvements. For example, the County doesn't do curb and gutter on most of their roads because they are typically rural. He also noted that all grant money will be distributed locally and not required to go through the federal process.

Council Member Stanley mentioned that he has had several conversations with other elected officials on the matter. He believed as a City they had strong reason to reject the proposed agreement, which was what Cedar Hills opted for. He argued that if the City rejected the deal, there was a strong likelihood the County would still use the full amount of MAG funding and make the improvements on the road anyway. In this case, the City would not have to assume responsibility of the road in 30 years. Council Member Stanley stated that Cedar Hills made a bluff call on the matter. Based on his discussions with other elected officials, he was inclined to agree with their conclusion. He explained that 100 East is a deteriorating asset and the County is trying to use their authority to get another entity to assume responsibility for it.

Administrator Darrington stated that his conversations with County-elected officials reflected a different discussion than what Council Member Stanley described. The City has asked the County numerous times to make the improvements and still maintain ownership of the road. The County has declined the request each time.

Mayor Daniels stated that his discussions with the County were similar to what Administrator Darrington described. His recommendation was to move forward with the agreement but suggested that the Council wait for a few months prior to entering into the agreement. In looking at other MAG projects in the upcoming year, there are few other projects located in the northern part of the County that are County-designated roads, 100 East is one of the rare exceptions. Most projects will take place in the southern part of the County. Mayor Daniels explained that he has worked with other mayors to ensure that the County focuses its efforts on all areas of the County. He mentioned some of UDOT's forthcoming projects, most of which will also take place in the southern region of the County. It is possible that at the beginning of the year more funding will become available and the nature of the proposed contract will change. Mayor Daniels indicated that he had not debriefed staff on these new matters. The Council further discussed a proper motion.

ACTION: Council Member LeMone moved to continue Resolution (2016-045) indefinitely. Council Member Walker seconded the motion. The motion passed with the unanimous consent of the Council.

Mayor Daniels suggested the Council revisit this item before the end of the year.

C) TO CONSIDER FOR ADOPTION A RESOLUTION (2016-046) ACCEPTING AN ANNEXATION PETITION TO ANNEX AN 8,459 SQUARE FOOT (.19 ACRE) PIECE OF PROPERTY LOCATED AT APPROXIMATELY 899 EAST 1190 NORTH FROM UTAH COUNTY INTO PLEASANT GROVE CITY; AND PROVIDING FOR AN EFFECTIVE DATE. *Presenter: Attorney Petersen.*

City Attorney, Tina Petersen, explained that this item is step one of a two-step process. The applicant requested annexation of a small piece of property which lies adjacent to a parcel that has already been platted, upon which the applicant intends to construct a home. Staff recommended the applicant complete an engineering study prior to considering the annexation petition. He fulfilled that request and the results were presented to Council a few weeks ago. At the time the results were presented for Council review, the Council indicated a willingness to entertain the resolution. The proposed resolution sets a public hearing for January 17, 2017, where an ordinance on the annexation will be considered. Attorney Petersen noted that the County has reviewed the petition and suggested the applicant change the title of the petition, since the proposed title was already in use for previous requests by other applicants.

ACTION: Council Member Stanley moved to adopt a Resolution (2016-046) accepting an annexation petition to annex an 8,459-square foot (.19 acre) piece of property located at approximately 899 East 1190 North from Utah County into Pleasant Grove City, with the condition that based upon the recommendation of the County, the applicant change the name of the annexation; and provide for an effective date. Council Member Andersen seconded the motion. A voice vote was taken with Council Members Andersen, Jensen, LeMone, Stanley, and Walker voting “Aye”. The motion carried unanimously.

11) ITEMS FOR DISCUSSION

A) PROPOSED DEVELOPMENT OF JOHN HARR PROPERTY ON PLEASANT GROVE BOULEVARD.

Reed Dixon, from Di Fini Consultants, introduced himself and stated he has been working with staff on a piece of property located on the corner of Proctor Lane (1300 West) and Pleasant Grove Boulevard. The subject property is triangular in shape and they are proposing to construct an office building there. They were asked by the Mayor and Council to show some of the master plan of this area. As such, he reviewed an aerial map of the subject property and identified an existing treatment facility, as well as an older house that will eventually develop as something else. Mr. Dixon showed which intersections would be signalized, as well as a master planned bike trail, open park space, and road connections. He noted that they spoke with all of the affected property owners. The real estate agency representing the properties as a group was satisfied with the

proposed layout. The City expressed a desire for the property to include a high-end sit down restaurant. Mr. Dixon also identified areas where more retail could be included.

In total, the subject property has approximately 20 acres. Only about .8 acres of the property will be used as residential. Mr. Dixon stated that the small residential portion was necessary because another adjacent area was of the same product. The residential portion of the development will be focused on quality and provide a nice transition along Pleasant Grove Boulevard.

Council Member Stanley asked about square footage of the office building. Mr. Dixon noted that the building will be three stories with a total of 108,000 square feet, or 36,000 square feet per floor. Parking will be around two stalls per 1,000 square feet. Mayor Daniels mentioned that they were looking at abandoning a road, which was identified on the Roads Master Plan as 220 South. Mr. Dixon explained that in visiting with the City's Engineering Department, it was determined that the road in question was not necessary for providing a proper level of service. In other words, if the road were removed, it would not create issues with adjacent roads. Rather, removal of the road would add value to the adjacent Pleasant Grove property.

John Dester stated that he was developing Garden Grove, just north of the proposed development. He stated that if they abandoned the road he would work with staff to determine which product would be built on the subject property. Mayor Daniels recalled that the road would turn into more of a private road that would be incorporated into Mr. Dester's development. Mr. Dester confirmed that this was correct and stated that they would essentially redesign Plat B.

Mr. Dixon and Administrator Darrington briefly discussed Mr. Dixon's interest level in pursuing purchase of the City's adjacent piece of property. Mr. Dixon explained that they were still brainstorming development ideas and noted they had not yet begun the acquisition process.

Director Young explained that Community Development previously met with the developer and was concerned with the Transportation Master Plan and the roadway running through the property. He stated that while abandoning 220 South would not necessarily impact the service level, MAG has been a proponent of connecting the east-west roadways. According to the Master Plan, 220 South will connect Pleasant Grove to an American Fork roadway and clear up to Grove Creek Canyon. Abandoning 220 South would cause a disconnect in the roadway.

Director Beaumont agreed there was value to the road, as it was currently classified as a collector street in the Transportation Master Plan. He stated that the Council needs to decide if they want to lose that connection. He also agreed that abandoning the road would not significantly decrease the level of service in the area. He described other alternative routes that could be used that would not significantly increase traffic volumes on Pleasant Grove Boulevard or 1300 West. Utilities and public safety services would also remain sufficient for the area.

Director Young stated that they also need to consider the situation from an economic development perspective. Because of the diagonal nature of Pleasant Grove Boulevard running through the properties, it has caused difficulties in creating a good development plan. He explained that they need to recognize there may be "best" ways of developing the property, which may or may not include a master planned roadway. There was further review of the aerial map. Director Beaumont identified where planned signals will be integrated into a site plan. He mentioned that Plat B has

already been approved but not yet recorded. The City already owns part of the right-of-way; however, this can be reversed.

Council Members Jensen and LeMone were in favor of moving forward to the next steps. Council Member Jensen commented that because it is such a unique property, having a road bisect the development will create issues. Council Member Stanley was comfortable with the proposal but noted that there was a difference of opinion from staff on the value of 220 South. He asked if there was an objective way to quantify how abandoning the road will affect service levels. Director Beaumont explained that abandoning the road won't create a significant decrease on the level of service, so it would be difficult to quantify the data. There was further deliberation on the matter.

Administrator Darrington asked the developer if the project would be halted if the residential portion was not approved. Mr. Dixon stated that residential was integral to the project because the seller was requiring them to acquire the entire parcel. It would be difficult to make the project work if the narrow portion of the property was not efficiently used or used at all. He stressed that the residential portion is compatible with the adjacent residential property. The residential units will be garden style or townhomes and there would be a maximum of seven or eight units per acre.

Mayor Daniels concluded that the Council was willing to consider the proposal that was presented.

B) DISCUSSION REGARDING LIONS/SPORTSMEN CENTER FLOOR REPAIR.

Presenter: Director Giles.

Parks and Recreation Director, Deon Giles, stated that staff received two estimates ranging from \$20,000 to \$30,000 to install beams in the basement to support the floor. They were also looking at replacing the ceiling in the basement. Estimates were submitted at around \$7,500. Staff discussed the ventilation center for the gun range. Director Giles stated that they were seeking Council approval for a \$40,000 budget for the entire project. However, he opined that they could complete the project for a lesser amount. Administrator Darrington stated that the project would come back as a budget amendment. The funds are available; however, the Council must approve the expenditure.

In response to a question from Council Member LeMone, Director Giles explained that the facility is currently being utilized only by large groups. Mayor Daniels recalled that a few months ago they discussed the floor shifting and the noise coming from below. Director Giles stated that they do not allow gun range/dance practices to occur simultaneously anymore. He also noted that asbestos has been removed and repainting and other interior improvements had also been made.

Director Giles explained that currently there is one beam in the basement and engineering recommended installing two more steel beams through the gun range area. They were initially worried about getting the beams downstairs; however, there is one window that can be removed to bring the beams in. He described the process by which the beams will be installed.

Mayor Daniels noted that it will be a capital improvement project. He commented that it seemed like a fairly affordable repair considering the length of time they will be able to continue using the facility. Director Giles commented that not doing the repairs would limit the number of people who could be upstairs. The improvements would allow them to begin hosting larger groups again.

Council Member Stanley asked if the proposed budget was typical for standard capital improvement projects. Furthermore, he inquired as to how much funding was available in the total capital improvement projects' budget. Administrator Darrington explained that they were still working on the audit, which will tell them what the City's surplus was from last year. Typically, there is \$300,000 to \$400,000 available in the Capital Improvement Projects Budget.

The Mayor and Council advised staff to proceed. Director Giles stated that they were hoping to have the project completed by March 2017.

12) REVIEW AND DISCUSSION OF THE NOVEMBER 15, 2016 CITY COUNCIL MEETING AGENDA

The Mayor, Council, and staff briefly reviewed the agenda items for the aforementioned meeting.

13) NEIGHBORHOOD AND STAFF BUSINESS

Members of staff shared updates relating to their respective departments. NAB Chair, Libby Flegal, reported that she is currently looking for a Monkey Town Chair. Mayor Daniels advised staff to advertise the position on the City's website and for residents to advertise in the area. Director Young mentioned the Quick Quack Car Wash, which was listed on this month's RAP sheet. The business was proposing to remove the buildings where State Street Grill, Phongs and the ice cream shop were located so they can redevelop the corner into a car wash. Director Young communicated with the owners of the businesses to discuss possible relocation to other downtown areas. Director Young also mentioned that staff has a meeting scheduled with USU this Thursday to discuss how their expertise can be utilized in creating a master plan for downtown.

Assistant to the City Administrator, David Larson, announced that the following day is the annual Tri-Chamber Business Summit that DoTERRA will be hosting for the American Fork, Lehi and Pleasant Grove/Lindon Chambers of Commerce. The event will serve as a great networking and training opportunity for local business owners. Director Beaumont provided a brief overview of construction projects.

Fire Chief, David Thomas, thanked the Mayor and Council for their efforts in getting a bond passed for the public safety facilities. He thanked everyone in the community who voted in favor of the bond and stressed that the facility will serve the community-at-large.

Library and Arts Director, Sheri Britsch, announced that the Veteran's Day Program will be this Friday at 11:00 a.m. at the cemetery. Administrator Darrington stated that the Council will need to canvas the bond vote on November 22. So far, nothing else has been added to the agenda and the meeting has been moved to 5:00 p.m. Administrator Darrington stated that he will be meeting with the City's financial advisor in the coming days to discuss the next steps to obtain the bond funding.

14) MAYOR AND COUNCIL BUSINESS

Council Member Andersen commented that as the Council proceeds with the selection of an Owner's Representative to oversee the financial expenditures for the public safety facilities project, this person will need the skill set for this kind of building. She would also like to keep the Council involved as much as possible in the process whether it is through an Owners Rep or a Project Coordinator. She would like to have weekly report on the progress.

Next Council Member Andersen remarked that she is very grateful to the citizens of Pleasant Grove for passing the bond it was a long time coming.

Council Member LeMone commented that she is really proud of Pleasant Grove for the decision that was made last night, that the majority of voters that came out and voted for the bond.

Council Member Jensen echoed Chief Thomas's comments for the effort that was put towards getting information out about the bond.

Council Member Stanley invited everyone to the Rotary Club meeting. Miss Utah came to the meeting a couple of weeks ago and lost her voice and she is coming back to speak to the Club.

Mayor Daniels concluded by expressing sentiments regarding the results of the Presidential Election and the Municipal Election regarding the bond.

15) SIGNING OF PLATS

The Crystal View plat was signed.

16) REVIEW CALENDAR

No other calendar items were reviewed.

17) CONVENE AS THE PLEASANT GROVE REDEVELOPMENT AGENCY.

ACTION: At 7:22 p.m. Council Member LeMone moved to go into the Pleasant Grove Redevelopment Agency meeting. Council Member Stanley seconded the motion. The motion passed with the unanimous consent of the City Council.

18) RECONVENE AS THE PLEASANT GROVE CITY COUNCIL.

ACTION: At 7:50 p.m. Ms. LeMone moved to adjourn as the Pleasant Grove Redevelopment Agency and reconvene as the Pleasant Grove City Council. Mr. Walker seconded the motion. The motion passed with the unanimous consent of the Redevelopment Agency.

19) ADJOURN

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

The meeting adjourned at 7:50 p.m.

The minutes of the November 09, 2016 City Council Meeting were approved by the City Council on December 6, 2016.

Kathy T. Kresser, City Recorder, MMC

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