

Pleasant Grove City Council Work Session Minutes
March 26, 2008
7 p.m.

PRESENT:

Mayor:

Michael W. Daniels

City Council Members:

Cindy Boyd

Lee G. Jensen

Jeff Wilson

Bruce Call

Deputy Recorder:

Mary Burgin

Others:

Gary Clay, Finance Director

Deon Giles, Leisure Services Director

Lynn Walker, Public Works Director

Degan Lewis, City Engineer

EXCUSED:

Mark Atwood

The City Council members met in the City Council Chambers at 86 East 100 South, Pleasant Grove, Utah 84062 at 7 p.m.

Mayor Daniels welcomed everyone to the meeting.

1. Opening Remarks

The Opening Remarks were given by Council Member Wilson.

2. Roll Call

Mayor Daniels called roll for the Council. Those present included Council Members Jeff Wilson, Bruce Call, Cindy Boyd and Lee Jensen. Council Member Atwood was excused.

3. Department Report (Public Works Department)

Director Walker said he wanted to bring the Council and Mayor up to date on road repair. He said this would include costs, time frames and some suggestions on timing of repairs.

Thankfully, Director Walker said that there had not been major repairs done to the roads five years ago. This, he said, would have been just prior to the City going in and installing 87 miles of secondary water lines. He said he knows the roads are unattractive, but most are sound. Crews can catch up with the repairs and overlays, but he said it will take time and money.

A 15-year rotating schedule would be what he would suggest to the Council for all of the roads in the City. He said that there would be interim repair on the roads with either a chip seal, slurry or major repair every three to five years, with all of the roads to be completed within the 15 year

schedule. He then said the process would begin again. Also, he explained that some of the roads would have an overlay, some would be milled, others would have a fabric laid down, etc.

Whether roads are old or new, Director Walker said they can crack. Weather really determines how badly roads can be damaged from year to year. With this said, he explained that if the proposed schedule was to be put on the City website, it would be a living document for the next 15 years. He said this would be because weather and other factors could change the proposed schedule of repairs. There would also be a schedule of repairs for just the next three years.

Mayor Daniels then said that putting the schedules on the website would be an excellent idea. This way, he explained that residents could have the opportunity to better understand where crews would be working, the cost for the repairs (including rising costs) and other general road repair information.

Regarding costs, Director Walker said that Engineer Lewis was checking on current prices that UDOT is paying for materials. However, Director Walker said he thought that maybe his own prices that he had garnered from actual budgets of contractors might be more accurate.

Director Walker said that the City will be receiving \$4 to \$4.5 million for road repairs. \$1.5 million will be used for each of the next three years. He said that the slurry seal or the chip seal is the cheapest way to create a wearing surface for many of the roads.

Next, Director Walker told the Council that he would suggest that the first roads that need to be immediately repaired would be 600 West, 200 South and Cherry Hill. He noted that one of the biggest liabilities a City can generally have are the roads, so repair is very important. He explained that 600 West and Cherry Hill has had an usual amount of damage and are in need of a lot of repair. 200 South, he noted, is the road that everyone sees when they come to town, and he would like to see that particular road being resurfaced.

Mayor Daniels asked if there was technology in place that could take the surface of current roads and recycle the material into a new road. Director Walker said there are technologies that are coming that will do just that. He said large machines can cut the surface of the road away, process the material within the machine and then lay the recycled material down out of the back of the machine as a new road. He said the machine adds oil to the mixture as well as rolling the road and making it smooth.

The Mayor indicated that he and the Council have all had it said to them by residents that it seems like the City just puts in a road, then it is cut up for whatever reasons. He said this seems to be the perception. Additionally, he said he gets a lot of questions as to where the crews will be working on road surfaces next. He said if the information could get out to the public by the website, etc, it would help with the resident's perception and understanding of what was being done with the roads. He noted that he felt if the information was out there, it would boost the public's confidence.

Council Member Call then asked if there was anymore cutting that was scheduled after phase 6 of the secondary system was completed. Lynn said that there could be some changes down the line, including upsizing of some gas lines. However, he said that most of what needed to be done has been completed for the next several years, as far as he knows.

Council Member Jensen asked how Director Walker determines which roads are repaired first. Director Walker said he and his crews develop a hierarchy as to which roads have had the most

serious, underlying damage. They then put those roads at the head of the repairs. He added that if water gets into a road, it is ruined.

After further discussion, Engineer Lewis said that one issue needs to be addressed by the City. As repairs are made, there needs to be ADA ramps added to the sidewalks. He said that UDOT lost a lawsuit brought by the Federal Government because they were not adding the ADA ramps, as they were supposed to.

Bruce asked that a simplified version of Director Walker's report to the Council could be put on the City website. Director Walker said he would see that it was put on the website.

4. Discussion of items for the upcoming April 1, 2008 City Council meeting

- a. **Presentation by Center Stage Youth Performers (Becca Varney to sing "Over the Rainbow" from "Wizard of Oz").**

Council Member Boyd noted that this young woman, Becca Varney, has an exceptional voice—and is only about 9 years old!

- b. **Presentation to the Recreation Department for, "Department of the Year," Award.**

Director Giles said that a representative from the State will be presenting this award.

- c. **Presentation of Service Award to James Butterfield for serving as the 2007 Board of Adjustment Chair.**

Mayor Daniels said this will honor Chair Butterfield for his service as Chair of the Board of Adjustment

- d. **Continued Public Hearing to consider an Ordinance regarding LeGrand Woolstenhulme's request to rezone a 44.4 acre tract of land from CS (Commercial Sales) to CS-2 (Commercial Sales -2) for property located approx. between State Street and Main Street and between 700 South and 1000 South. STRING TOWN NEIGHBORHOOD (Continued from March 18, 2008 City Council meeting).**

Mayor explained that this is the property behind Smith Grocery Store. Engineer Lewis said that the developer is waiting to go forward until the Council makes their decision regarding the rezone.

- e. **Public Hearing to consider an Ordinance amending the Pleasant Grove City Code for, "Urban Design Standards," in the Grove, found in Title 10, Chapter 14/Section 23. The purpose is to establish new architecture design theme areas within the Grove Zoning District. CITY WIDE IMPACT**

Engineer Lewis explained that the plan is to keep quadrants of The Grove area to have consistent design and theme so that neighborhoods match. He said there were examples in the packets.

- f. **Public Hearing to consider an Ordinance amending Section 10-9B-4B, “Lot Width,” of the R1/Single-Family Residential zones, of the Pleasant Grove City Municipal Code, regarding amending lot width requirements for corner lots. The purpose is to not require an additional ten feet of lot width for corner lots in the R1-15 and R1-20 zones. CITY WIDE IMPACT**

Engineer Lewis told the Mayor and Council that this proposed ordinance will only apply to corner lots. He said that the purpose is not to require an additional ten feet lot width for corner lots in the R1-15 and R1-20 zones

- g. **To consider Paul Southam’s request for Final Plat approval of a 6-lot subdivision known as Little Mike Estates Subdivision, Plat “A,” located at approximately 535 East 780 North, in the R1-8 (Single Family Residential, 8,000 sq. ft. lot area) zone. (MONKEY TOWN NEIGHBORHOOD)**

Engineer Lewis said that this is a development of 7 lots. He said some of those lots contain existing homes. Upon the completion of this subdivision, Engineer Lewis explained that the roads will complete some connectivity in that area.

- h. **To proclaim Saturday, April 26, 2008, as “Arbor Day.”**

Director Giles noted that 20 trees will be planted at the new Mahogany Park (just east of Mahogany School). He said that Pleasant Grove did not receive the State Grant for \$400 towards the trees this year. He said the City had received it the last four to five years. A representative from the State Forestry Department will be at the event. He then invited the Council and Mayor to come and participate that morning.

5. Mayor, City Council and Staff business

- Council Member Jensen asked why worked seemed to have halted on the Larsen Estates project at about 1100 North and 200 East. Engineer Lewis explained that lots for new construction are not selling very well in the current market. However, Engineer Lewis said that some smaller subdivisions are moving forward.
- Director Giles said that the Utah Lake Commission was holding a public open house on April 2, 2008 at the Lehi Center for public input on their proposed Master Plan.
- Director Clay told the Mayor and Council that he wanted them to know that Fox Hollow Golf Course had been making regular requests of all three cities during the last several months for subsidy funding for the course operation. He said they are again requesting \$10,000, and have received \$60,000 to 70,000 during the last several months from Pleasant Grove. He noted that the weather had been against the opening of the course up until the last few days. Mayor Daniels said he would like to have a quarterly report from the Golf Board.

Council Member Jensen noted that he had just attended a recent meeting of the Golf Board, and a deadlock with the equestrian group (at the driving range) is now becoming a “bad to worse” situation. He wondered if the three mayors needed to get together to discuss the problem, as it will cost the course revenues if the driving range couldn’t be used. Mayor Daniels said he thought it best that the Golf Board retain legal council in regard to this situation. He added that the Board is a legal entity.

- Council Member Call said he wondered if it would be okay if he added the City logo and other information to the Arbor Day proclamation and press release. Director Giles said that would be great. Council Member Call said he would email it to Director Giles, and he could check it, then it could be sent on to Recorder Fraughton.
- Mayor Daniels said that unfortunately several members of the Council, including himself, will be unable to attend the League meeting St. George in April. Director Clay said that he and Administrator Mills planned to attend.

Next, The Mayor said he had met with Mr. John Q. Hammons. He said that Mr. Hammons had brought in architectural drawings of the building. A site plan had also been submitted. He explained that people were on site drilling and checking for the water table as well as soil samples. Mr. Hammons said that his company is looking to May 1, 2008 as the starting date for commencing construction of the project. A target date for the City Christmas Party in 2009 is being seen as the opening of the facility. Also, the name of the hotel has not yet been decided.

The Mayor noted to the Council that there will be another couple of bonding trips that will be coming up in the near future. One will be for the excise tax (for the roads) and the other for the secondary water.

6. Adjourn

ACTION: At 7:59 p.m, Council Member Wilson moved to adjourn the meeting. Council Member Jensen seconded and the motion passed unanimously with Council Members Wilson, Call, Jensen and Boyd voting “Aye.”

This certifies that the Work Session Minutes
For March 26, 2008 are a true, full and correct
copy as approved by the City Council on
April 1, 2008.

Mary Burgin, Deputy Recorder