

**Pleasant Grove City Council Minutes**  
**September 4, 2007**  
**7:00 p.m.**

PRESENT:

Mayor:

Mike Daniels

City Council Members:

Cindy Boyd    Excused:

Jay Meacham            Lee G. Jensen

Bruce Call              Mark Atwood

Deputy Recorder:

Mary Burgin

Others:

Frank Mills, City Administrator

Gary Clay, Director of Finances

Tina Petersen, City Attorney

Deon Giles, Leisure Services Director

Lynn Walker, Director of Public Works

Ken Young, Supervisor of Community Development

Tom Paul, Police Chief

Richard Bradford, Director of Economic Development

Libby Flegal, Neighborhood Chair

The City Council and staff met at the City Council Chambers (south entrance), 86 East 100 South, Pleasant Grove, Utah.

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Mayor Daniels called the meeting to order at 7 p.m. and welcomed everyone to the meeting. He excused Council Members Atwood and Jensen from the meeting.

**1. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance led by Attorney Petersen.

**2. OPENING REMARKS**

The Opening Remarks were given by Council Member Call.

**3. APPROVAL OF MEETING'S AGENDA**

Mayor Daniels asked if there were any additions to the agenda. There were none. The Mayor then asked for a motion.

**ACTION:** Council Member Boyd moved to approve the meeting's agenda. Council Member Meacham seconded and the motion passed unanimously with Council Members Call, Boyd and Meacham voting "Aye."

**4. CONSENT AGENDA** (Consent items are only those which have been discussed beforehand, are non-controversial and do not require further discussion):

### **MINUTE REVIEW AND APPROVAL:**

1. City Council Minutes for August 21, 2007
2. Work Session Minutes for August 28, 2007
3. To consider appointment of current alternate member Pete Blake to serve as a regular member of the Planning Commission. He is slated to fill the vacancy created by Matt Kriser (Term expires January 15, 2010):
4. To consider appointment of current Commissioner Dallin Nelson to serve as a regular member of the Planning Commission. He is slated to fill the vacancy created by Jay F. Meacham (Term – August 9, 2007 to Jan. 15, 2008).
5. To consider approval of Partial Payment No. Five to Dunn Construction, LC for the Pressure Irrigation System – Schedule 5B Project.
6. To consider approval of paid vouchers (August 24, 2007).

Mayor Daniels explained that Mr. Pete Blake would become a regular member of the Planning Commission; replacing Mr. Matt Kriser. Additionally, Mr. Dallin Nelson would also be serving as a regular member of the Planning Commission; replacing Council Member Jay Meacham.

**ACTION:** Council Member Call moved to approve the consent items as written. Council Member Meacham seconded and the motion passed unanimously with Council Member Call, Boyd and Meacham voting, “Aye.”

### **5. OPEN SESSION**

Mayor Daniels asked if there was anyone who wanted to come forward in an open session format. He asked if they would state their name and address and noted that they needed to limit their comments to two minutes or less.

Library Board Chair Louisa Gough came forward and addressed the Council. She announced that there would be a “Meet the Candidates” evening in the downstairs of the library on Thursday, September 6, 2007 at 7 p.m. She added that the planning of the meeting was in conjunction with the Kiwanis Club. Also, a representative from the League of Women’s Voters would be the moderator.

Chair Gough next told the Mayor and Council that their signups for the upcoming Fall library programs had been exclusively on line. She noted that patrons overwhelmingly expressed their approval of the online signups. She said they also said they really liked the selection of programs.

### **6. NEIGHBORHOOD ADVISORY BOARD REPORT**

Chair Libby Flegal said that she didn’t really have anything to report to the Council regarding the NAB.

### **7. BUSINESS**

#### **A. PUBLIC HEARING TO CONSIDER CENTRAL BANK’S REQUEST FOR COMMERCIAL SITE PLAN APPROVAL; TO CONSTRUCT AND OPERATE A NEW BANK BUILDING; COMPRISING OF APPROX. 1.30-ACRES, ON THE CORNER OF**

**2000 WEST & P.G. BLVD, IN THE GROVE INTERCHANGE SUB-DISTRICT ZONE.**  
**SAM WHITE'S LANE NEIGHBORHOOD**

Mayor Daniels read this item. Supervisor Young explained to the Mayor and Council that this public hearing was a request from the applicant, Central Bank, to consider Final Site Plan approval to construct a new bank building at Approximately 820 South 2000 West . He said the property is comprised of approximately 1.30-acres in the Grove Interchange sub-district

The applicant has obtained the approximate acreage through a real estate purchase contract made with the former property owner, Mr. Dennis Baker. The proposal is to be located on the southeast corner of Pleasant Grove Blvd (P.G. Blvd). and the newly completed section of 2000 West. The Dennis Baker Team has begun to conceptualize this quadrant or area of The Grove, with Central Bank being the first to begin construction.

The Site proposes two main ingress/egress points; one on the north and another on the south end. The drive on the south end is accessed by 2000 West, and is to be a right-in/right-out only, due to its close proximity to the P.G. Blvd/2000 West intersection. City Engineers and Planners are following standards provided by UDOT, which allow for a right-in/right-out only every 200 ft. from major street intersections, if the distance between the major intersection is at least 900 ft.

Supervisor Young explained that the drive on the north will be accessed by a private roadway that is to be constructed by Mr. Dennis Baker to serve the entire area. This private drive is to connect to P.G. Blvd, and will also only be a right-in/right-out for the same reasons described above.

Full improvements, including curb, gutter, parking strip and sidewalk are to be installed along both public frontages. A sidewalk is to be provided on the north side of the private drive and is to be installed by Mr. Dennis Baker.

There will be ADA (American Disabilities Act) parking and access on the south side of the bank, and the site has provided an ADA ramp and crosswalk on the north side that will allows for pedestrians and the handicap to access or leave the proposed site.

The building is to be a two story building designated for 8,000 square feet of office use. The Site Plan shows an incorrect ratio of (1/350); however, even though this was not correct, the calculation to reach the required 27 stalls was. The correct ratio is to read 1/300 for office uses. The site has provided a total of 42 stalls, far exceeding the requirement.

The site was part of a larger parcel of land that has now been subdivided off and sold to Central Bank. In order for the City to consider this to be a legal and binding subdivision, the applicant will be required to complete a subdivision plat process within one year of the date the final Site Plan approval is given.

The proposed bank building is to face directly west, with the front door aligned with the corner of the major intersection, so that there is an unobstructed view of the building from the 2000 West and P.G. Blvd corridors. The following are additional site items that have been addressed by Staff:

- The applicant will provide on-site lighting for the parking areas, which is to be shielded to prevent glare.
- The Site complies with all fire and ADA requirements.
- The street buffer is required to be a minimum 25 ft. wide measured from the back of curb, along a public street. This has been provided along 2000 West and P.G. Blvd. Ordinance suggests new developments provide pedestrian amenities where possible in this buffer area, so the applicant has provided benches along both public right-of-ways.
- There are two on-site locations proposed for signage. The large time and temperature sign is to be on the north corner of the site. The smaller monument sign is to be on the south end near the ingress/egress drive. The signs carry the Central Bank trademark color and logo. The applicant has provided examples of both.
- A dumpster enclosure is part of the Site Plan, and meets all code requirements. The enclosure is designed to match the building.

The applicant has provided a Landscaping and Open Space Plan specific to the project area. As required, all unpaved areas around the building are fully landscaped with living plant materials and rock. The following are highlights of these two plans:

- Trees – Ordinance requires one tree per one thousand square feet of landscaped area (1/1000) with 30% of this total number having to be minimum 7 ft. tall evergreens. The plan has provided 20,338 square feet of landscaped area; therefore 21 total trees are required with 7 of these required to be evergreens. The site has provided a total of 33 trees, which includes a total of ten evergreens, which exceeds the requirement. Ordinance requires additional trees planted in the boulevard park-strips, no more than 30 ft. on center. The applicant has complied with this along both public streets, but has asked that the City Council allow for a gap along the corner for greater visibility of the front of the building. Both Staff and the Design Review Board (DRB) recommend this gap be allowed.
- Open Space - A minimum 10% of the project area is required. The applicant has provided the 10%, and has also been cooperative with suggestions, made by City Staff, to provide benches, tables and other sitting areas that make the space usable. The Open Space areas have been illustrated on the Landscape Plan; however, the applicant has provided a separate Open Space Plan to better visualize these areas. Benches have been provided for outdoor seating throughout the Site and a small picnic table area is being proposed just east of the covered drive through. The only area Staff would not count as Open Space was the curbed area containing the time and temperature sign. The applicant is to make up this space somewhere else on site.

The base, as well as all the way up the front tower is to be a simulated grayish stone, with the remaining majority of the building being composed of a red brick. There will be light colored stucco around the frames of the windows, and the roof is designed with a crown molding that is capped with a copper-colored metal. The building is well designed with visual relief, and the

front tower gives the building more of a traditional colonial theme with the year the bank was founded at the top of the tower.

On August 22, 2007, the Design Review Board (DRB) reviewed all items concerning this development, and gave a recommendation to approve the Site Plan. The DRB only recommended that brick matching the building be added to the supports of the time and temperature sign.

Engineering has recommended approval based on meeting UDOT's standards, and subject to satisfying all final engineering. The proposal complies with the goals and objectives of The General Plan found within The Grove District. Additionally, the proposal complies with the conditions and restrictions of the Grove Interchange Sub-district Zone; as well as all other supplementary regulations.

The applicant's proposal is planned to be part of a comprehensive layout of an area that the Dennis Baker Team is calling the, "Central Bank Quadrant." This overall layout of the quadrant allows City Staff to properly tie in other future site developments. Staff has spoken with a representative of the Dennis Baker Team to express the importance of getting a subdivision plat submitted for the area in the soonest possible time. The applicant has begun work on the Plat, and Staff has been told that it should be done very soon.

Mayor Daniels then opened the discussion to a public hearing. There were no comments. He then closed the public hearing and brought the discussion up to the Council. There were no further comments from the Council. He asked for a motion.

**ACTION:** Council Member Call moved to approve Central Bank's request for Commercial Site Plan approval; to construct and operate a new bank building; comprising of approx. 1.30-acres, on the corner of 2000 West & P.G. Blvd, in the Grove Interchange Sub-district Zone. Council Member Meacham seconded and the motion passed unanimously with Council Members Call, Boyd and Meacham voting, "Aye."

**B. PUBLIC HEARING TO CONSIDER AN ORDINANCE AMENDING SECTIONS 10-10-2 OF THE P-O ZONE, 10-14-27-1 OF THE GROVE COMMERCIAL SALES SUB-DISTRICT, 10-14-27-2 OF THE GROVE MIXED USE SUB-DISTRICT AND 10-14-27-3 OF THE GROVE INTERCHANGE SUB-DISTRICT, REGARDING USE CLASSIFICATIONS 6100 & 6110, "BANKING AND BANK RELATED FUNCTIONS," AND ADDING A NEW SECTION TO CHAPTER 10-15, "SUPPLEMENTARY DEVELOPMENT STANDARDS;" PROVIDING TEXT TO FURTHER REGULATE CHECK CASHING AGENCIES AND OTHER SIMILAR BUSINESSES. CITY WIDE IMPACT**

After Mayor Daniels read this item, Supervisor Young explained that Staff had researched and was now bringing forward information to the Mayor and Council concerning the use classifications 6100 and 6110; adopting regulation for check cashing and other similar type businesses. He said the Staff would like to amend use classification of the listed zones, further clarifying the exact nature of the uses allowed; installing a new regulatory ordinance for check cashing stores and similar businesses in the Supplementary Developments Standards chapter of

the City Code. The zones involved are P-O/Professional Office; Grove Interchange; Grove Mixed Use and Grove Commercial Sales Sub-districts.

He said that Staff had recently completed an analysis of the City Code regarding financial institutions and their specific functions. From that analysis, Staff determined that the appropriate text was not in place to regulate check cashing facilities according to the City's objectives. The General Plan would be unaffected by these proposed change. Check cashing would still be allowed in the C-S and CS-2 Zones, but only as a conditional use, with reference to certain regulations to abide by. The other zones will continue to list use #6110/Bank and bank-related functions, but with new text stating, "except for check cashing agencies." This new text for each zone can be found in the ordinance.

For those zones that allow check cashing and similar businesses, text has been included with the classification. This refers the reader to the Supplementary Development Standards section of the ordinance that defines the additional regulations for these types of business. The distance requirement proposed by Staff is one vehicular mile between stores. This was decided primarily based on the distance that is between the two check cashing stores already in operation in the City.

On August 23, 2007, Staff presented the ordinance proposal to the Planning Commission, and they recommended approval to the Council, with no additional conditions.

Council Member Call mentioned that he liked the wording in the ordinance that was attached. He also said he thought this was a good idea on the part of the City. He also asked if the question of check cashing businesses had come up with other communities. Supervisor Young said yes, there had been some inquires as to what was permitted in Pleasant Grove, so Staff decided it was time to address the issue. Council Member Boyd said it was a good idea to make sure that controls were in place.

Mayor Daniels then opened the meeting to a Public Hearing. There were no comments. The Mayor then closed the public hearing and brought the discussion up to the Council. He asked for any remarks or questions from them. There were none. He then asked for a motion.

**ACTION:** Council Member Boyd moved to approve Ordinance No. 2007-34, amending Sections 10-10-2 of the P-O Zone, 10-14-27-1 of The Grove Commercial Sales Sub-district, 10-14-27-2 of The Grove Mixed Use Sub-district and 10-14-27-3 of The Grove Interchange Sub-district, regarding use classifications 6100 & 6110, "Banking and Bank related Functions," and adding a new section to Chapter 10-15, "Supplementary Development Standards;" providing text to further regulate check cashing agencies and other similar businesses with the following findings; 1. The City wishes to adopt regulations of this type of financial institution in the City; 2. Staff believes these proposed changes are in the best interests of the public; 3. Any changes or additions made to the municipal code are to be in the spirit of making the code more clear and concise regarding uses and matters pertaining to the City. Council Member Call seconded and the motion passed unanimously with Council Members Call, Boyd and Meacham voting, "Aye."

**C. TO CONSIDER RICHARD JOHNSTON'S REQUEST FOR FINAL PLAT APPROVAL OF A 2-LOT FLAG SUBDIVISION TO BE CALLED JOHNSTON 2 LOT SUBDIVISION, LOCATED AT APPROX. 300 NORTH 700 EAST IN THE R1-8 (SINGLE FAMILY RESIDENTIAL, 8,000 SQ. FT. LOT AREA) ZONE. MONKEY TOWN NEIGHBORHOOD**

Following Mayor Daniels reading this item, Supervisor Young explained that the applicant, Mr. Richard Johnston, was requesting final approval of a flag lot subdivision development, to be called Johnston 2 lot subdivision. He said the property is zoned R1-8, single family residential and is located at 300 North and 700 East. The acreage is 1.20 acres.

Supervisor Young indicated that Mr. Johnston was proposing one standard lot and one large Flag Lot on his property. The applicant would like to maintain the existing home, and the one large accessory building at the rear of the proposed Flag Lot. Staff has reviewed the proposal, along with a Vicinity Plan, to see if there were any alternatives to the proposal, but none were found.

Access for lot #1 will remain the same off 300 North. The applicant proposes to install a private Stem road that is to connect to 700 East, and this is to provide access to the Flag Lot (lot #2). The stem road is sufficient in width, and is to include a 20 ft. wide waterline easement. JUB Engineering has recommended Final Plat approval for this proposal.

The City's current General Land Use Map designation for this property is Medium Density Residential. The applicant's proposal complies with this land use designation. The design of this subdivision proposal is due to the odd shape of the existing property. Lot #1 has been designed to accommodate the existing home. The remaining odd-shaped property will be appropriate for accommodating the flag lot and flag stem. Each side of the stem road is to be properly landscaped with living plant materials such as grass, trees, and shrubs.

The applicant has supplied a vicinity plan, which shows property that could be subdivided directly west of the flag lot. A cul-de-sac road could provide these properties to the west with ample opportunities to divide without having a through or connecting road to the east.

Staff believes the vicinity plan shows the most likely course of future development, because of some of the existing conditions, such as, the church property, and the Police Chief's property located to the north, and some other surrounding properties with existing homes, that would otherwise have to be torn down.

At 11,000 square feet, Lot #1 is well over the square footage requirement for the R1-8 Zone. The existing home is to continue to face south. With a south-facing home, the applicant must provide a 25 ft. rear setback to the new property line shared with the flag lot to the north. The applicant has complied with this requirement.

The other concern was involving the large accessory building at the rear of the flag lot. If the building is to remain, and the plat recorded, then that building would be located on a lot without a main structure, which makes the structure illegal. The applicant and Staff have reached an agreement that the accessory structure is to be torn down if a new dwelling is not constructed within an 18 month period. This 18 month window begins at the time the Plat is recorded. A

note regarding this agreement has been included on the Plat. The proposal is in compliance with all other zoning, and supplementary codes.

On August 9, 2007 the Planning Commission approved the Preliminary Flag Lot subdivision proposal with the following conditions:

- The footprint of the new home, to be constructed on the Flag Lot, is to be larger than the footprint of the existing garage.

Mayor Daniels asked if there were any comments or questions regarding Mr. Johnston's request. There were none. He then asked for a motion.

**ACTION:** Council Member Boyd moved to approve Richard Johnston's request for Final Plat approval of a 2-lot flag subdivision to be called Johnston 2 Lot Subdivision, located at approx. 300 North 700 East in the R1-8 (Single Family Residential, 8,000 sq. ft. lot area) Zone, including the following conditions; 1. The footprint of the new home, to be constructed on the Flag Lot, is to be larger than the footprint of the existing garage; 2. If the said new home has not completed construction within 18 months of the date the Plat is recorded, then the accessory structure is to be torn down; 3. All areas within the narrow portion of the Flag Lot that are not paved, where the Stem road is located, shall be considered part of the front yard area, and must be fully landscaped with sod, trees & shrubs. This is to be installed prior to occupancy; 4. All final Planning, Engineering, and Fire Department requirements are met, and completed prior to recording. Also, based on the following findings; 1. The proposal meets all the standard requirements for a Final Plat submittal in the R1-8 Zone; 2. The proposal meets all Supplementary Development Standard requirements for a Flag Lot design; 3. The proposal has been given a recommendation of approval from JUB Engineering. Council Member Call seconded and the motion passed unanimously with Council Members Meacham, Boyd and Call voted "Aye."

**D. TO CONSIDER APPOINTMENT OF ADDITIONAL POLL WORKERS WHO WILL SERVE AS RECEIVING JUDGES, ALTERNATE JUDGES AND COUNTING JUDGES FOR THE SEPTEMBER 11, 2007 MUNICIPAL PRIMARY ELECTION. THE ORIGINAL LIST OF POLL WORKERS, WHICH WAS APPROVED ON AUGUST 21, 2007, IS TO BE AMENDED DUE TO SEVERAL POLL WORKERS NOT BEING ABLE TO SERVE.**

Administrator Mills explained that the Council had approved the Election Judges (Poll Workers) as well as the alternates and counting judges at the previous August 21, 2007 Council Meeting. He said that if the Council would check the new list that was provided for the current meeting, they would see there were a few changes in the lists. This was due to schedules, etc, changing for the judges, and them having to decline to be able to serve.

Mayor Daniels asked if there were any questions. There were none. He then asked for a motion.

**ACTION:** Council Member Meacham moved to approve the appointment of additional poll workers who will serve as receiving judges (Mary Lou Huffmon), alternate judges, and counting judges (Ron Laudie, Mae Bezzant and Cynthia Sederholm) for the September 11, 2007 Municipal Primary Election. The original list of poll workers, which was approved on August 21, 2007, is to be amended due to several poll workers not being able to serve. Council Member

Call seconded and the motion passed unanimously with Council Members Call, Boyd and Meacham voting, "Aye,"

**E. TO CONSIDER ADOPTION OF A RESOLUTION AUTHORIZING THE MAYOR TO SIGN A GROUND LEASE AGREEMENT FOR THE FOX HOLLOW GOLF COURSE.**

Following Mayor Daniels' reading of this item, Attorney Petersen came forward and indicated that this Authorizing Resolution was a ground lease agreement between Lehi, American Fork, Pleasant Grove and TCIA (Tri-City Interlocal Agency). This is, she explained, a preliminary measure to assure the bonding. She said the terms will be for 99 years at \$1 rental per year for TCIA. She also noted that the only reservations will be that in the pieces of property in the golf course that there is culinary and pressurized water systems as well as the ponds and piping that is owned by American Fork; the golf course cannot interfere with these water systems. This also prohibits TCIA from having certain chemicals within 100 feet of the systems as a ground water protection.

**ACTION:** Council Member Call moved to approve Resolution No. 2007-037, authorizing the Mayor to sign a Ground Lease Agreement for the Fox Hollow Golf Course. Council Member Meacham seconded and the motion passed unanimously with Council Members Call, Boyd and Meacham voting, "Aye."

**8. STAFF BUSINESS**

- Supervisor Young said that Director Bradford now has an outline for the Historic Downtown Revitalization Plan. He said he would see if he could get on the agenda for the September 18, 2007 City Council Meeting.
- Director Bradford said that he would like to add that the outline that Supervisor Young was referring to with the Downtown Revitalization Plan would be very sketchy on purpose as they want input from the Council and Mayor. He said it is not a study, as such, but would be an action; with measurable bench marks. They are very interested in getting a timeline from the Council and Mayor as to when they would like to see the plan implemented.

He next reminded the Mayor and Council of the "triple header" of ground breakings on Friday, September 21, 2007, starting at 10 a.m. He said it will be the Central Bank groundbreaking first, then the Grove Creek Center and then the University of Phoenix building. He said he really appreciated all the help coming from Justin Rasmussen and his parks crews in the setting up and tearing down with the Hammon's groundbreaking. Additionally, he said the branding work that Council Member Bruce Call had contributed had also been invaluable.

- Administrator Mills explained that in the Director's meeting that same day, there were items that needed to be brought before the Mayor and Council. He then said that 700 South was going to be tying in with 2000 West. Coming down 1300 West, he said that as one turns onto P.G. Boulevard, there will soon be curb, gutter and sidewalk on the south side of the street. With the changes in that area on the roads with work and signal lights,

he said that Engineer Lewis will be sending information to the newspapers as well as the City Newsletter. He further noted that as residents come down 700 North in Lindon, they will be required to turn right, only. 700 South in Pleasant Grove will have a temporary signal light, so as they get off the boulevard going toward the downtown, they will need to go down 1300 West. He also said that Lindon will pay for their part of the road, and Pleasant Grove's contractor will do the work. This project will take place within the next couple of weeks. Also, he said that Rocky Mountain Power is estimating that they will be out in 2 to 3 weeks to run the power to the signal lights.

Mayor Daniels said he was concerned about the intersection on 700 South. He asked if there was a median being planned in that area. Administrator Mills said yes, there would be a median as well as signage. Additionally, he said a large message board will instruct drivers as to the right in and right out.

Council Member Meacham asked if in the 1300 West intersection with P.G. Boulevard, if the current configuration is what was in the Master Plan. Administrator Mills said that it is what has been planned all along with Lindon City.

Council Member Call noted that he thought this was a good idea. He said it is hard to turn off of 1300 West, and this will make it a lot easier for residents with a right only turn.

Next, Administrator Mills told the Mayor and Council to be prepared for an upcoming public hearing. He said that Mountainland Association of Governments (MAG) would be coming and presenting to the Mayor and Council the proposed routes from Orem north to Saratoga Springs and Eagle Mountain. He said an east-west corridor study is taking place, and MAG is seeing a real need for planning due to major traffic on the north end of Utah County. On the south end of the county, he said there is serious talk about a causeway going across the lake.

The roads in Pleasant Grove that look to be affected will be 1000 South; with 700 North in Lindon. There is, in the current planning, corridors so that there can be travel from the east side of Lindon around the north end of Utah Lake. He went on to describe several proposed corridors that may be needed. Also, he explained that this is very early in the study. He said that MAG is currently trying to get all of the input they can from the north county communities. He added that the 9600 North corridor is currently the really "hot potato."

Mayor Daniels responded that he felt it best that MAG approach the specific corridors in the north of the county proactively. Administrator Mills agreed. He said that he agreed that Pleasant Grove officials needed to stay ahead of the transportation needs of their city and how they tie in with other cities.

Administrator Mills said that he had asked the Mayor and Council to come by his office a couple of weeks before to talk to him about some concerns with secondary water. He then explained that Apple Grove PUD (Planned Urban Development) subdivision had a secondary water meter for all outside watering. He said the meter was for the entire HOA (Home Owners Association), and not for individual homes.

When the secondary water was installed into the subdivision, there was a miscommunication, and the meter was not read. When this was discovered, Mr. Kent Wells with the water billing with Pleasant Grove City, calculated what was owed by the HOA during that period of time. He calculated \$15 a month, per home, with the \$100 hook-up. Administrator Mills said it was a large number owed the City. The manager of the HOA asked if any of the bill could be forgiven. Mr. Wells told them no, it probably couldn't be forgiven.

Mayor Daniels asked how large the bill had come to. Administrator Mills said the bill is \$85,000, plus the hook up fees. Council Member Meacham asked how many homes are involved. Administrator Mills said about 150 people.

Administrator Mills then asked the Mayor and Council if it would be okay if the bill could be spread over about 12 months to make up the arrears bill.

Director Clay added that the HOA did know they had not been billed for the water use, but didn't let the City know. Council Member Call suggested that the HOA should perhaps come in and speak to the Council about the issue. Mayor Daniels said he calculated the amount would be at least \$400 per home.

In the next item, Administrator Mills told the Mayor and Council that in reference to the Schow property in the Manila area, there is an agreement coming between the City, Alpine School District and Mr. Robert Schow. This urban fishery will be designed as a pond. He said that seven of the 15 acres in the park will be used as the pond. He explained that most of the park is basically flat where families can have picnics. He said that Alpine School District doesn't currently plan to build another school in that area. Administrator Mills also said that that everyone is in agreement with the current plans for the property

## **9. MAYOR AND COUNCIL BUSINESS**

Council Member Boyd invited the Mayor and Council to the upcoming Heritage Festival. She went through the schedule of events which included a breakfast, a fireman's challenge, booths, activities for kids, a quilt show and the Kiwanis BBQ.

## **10. SIGNING OF PLATS**

The plats for Warnick Estates and RPJ Subdivision were signed.

## **11. REVIEW CALENDAR**

Mayor Daniels recounted that a lot was going on in the next week. He said that the Meet the Candidates Night would be on Thursday, September 6, 2007 at 7 p.m. in the downstairs room in the library. He also said the Heritage Festival was coming up on Saturday, September 8, 2007 in the Downtown Park. The Primary Election will be held on Tuesday, September 11, 2007 and the Utah League of Cities and Towns will be convened in Salt Lake from September 11 through the

14, 2007. Additionally, the ground breaking for the three new businesses in The Grove will be held on Friday, September 21, 2007.

**12. APPROVE PURCHASE ORDERS**

Mayor Daniels asked if there were any questions about the purchase orders. There were none. He then asked for a motion.

**ACTION:** Council Member Call moved to approve the purchase orders of August 25, 2007. Council Member Boyd seconded and the motion passed unanimously by Council Members Call, Boyd and Meacham voting “Aye.”

**13. ADJOURN:** At 8:10 p.m. Council Member Call moved to adjourn the meeting. Council Member Boyd seconded and the motion passed unanimously with Council Members Call, Boyd and Meacham voting, “Aye.”

This certifies that the City Council Minutes of September 4, 2007 are a true, full and correct copy as approved by the City Council on September 18, 2007

Signed \_\_\_\_\_  
Mary Burgin, Deputy Recorder