

**Pleasant Grove City Council Work Session Minutes**  
**March 11, 2008**  
**7 p.m.**

**PRESENT:**

**Mayor:**

Michael W. Daniels

**City Council Members:**

Cindy Boyd

Lee G. Jensen

Jeff Wilson

Mark Atwood

Bruce Call

**Deputy Recorder:**

Mary Burgin

**Others:**

Gary Clay, Finance Director

Tina Petersen, City Attorney

Ken Young, Comm. Dev. Director

Richard Bradford, Economic Development Director

Deon Giles, Leisure Services Director

Lynn Walker, Public Works Director

Sean Allen, City Planner

Tom Paul, Police Chief

Marc Sanderson, Fire Chief

Degan Lewis, City Engineer

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 Chief Paul.

**2. Roll Call**

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

**3. Update of Rocky Mountain Power action items regarding power to the Gateway Project and street lighting issues.**

Mayor Daniels welcomed Rocky Mountain Power representative Mr. Delynn Rodeback. Mr. Rodeback then said that he would like to report on the progress of the Gateway (interchange) developments.

In a recent meeting with Administrator Mills, Mr. Rodeback reported that the concern of the City was that power would be run to the projects in the Gateway. He said that a list of 24 action items was then listed as to what needed to be completed by the company in the Gateway area.

The first seven items were concerning street lighting on P.G. Blvd. He said that they contacted Streets Superintendent Dennis Carter and were able to take care of the needed street lights through him. He said there was only one problem with a blocked conduit to one of the lights on the boulevard. Mayor Daniels said he had heard that conduit had been blocked due to ice. The Mayor then asked Director Walker to please make sure that the problem is taken care of.

Mr. Rodeback then said that the company was next looking at the request process they had set up. He said they had found that even though they had wanted to give hometown service by answering the calls that came in from customers. However, he indicated that they learned it was much more efficient for the company and the customer if the calls were routed to a call center.

In meeting with Mr. Dennis Baker, Hammons' representatives and other developers in the Gateway area, he said the company was able to find out if they were on track. He noted that they were still encouraging the companies to request service, as it was very important that the power would get to the projects. Mayor Daniels then asked Director Bradford to follow up on this item with the developers. Director Bradford mentioned that the developers had been told that they needed to have two alternative service points. Also he said they were told they needed to apply for the service. Mr. Rodeback said the company had been successful in explaining to the developers the need for this redundant power. He noted that his company has also tried to make sure they keep the City in the loop by having a representative on the Design Review Committee.

Mayor Daniels indicated that he had been told the regional president of Rocky Mountain Power wanted to meet with City officials. Mr. Rodeback said that was discussed, and would be followed up on.

Council Member Atwood asked if the City was doing everything they needed to do. Mr. Rodeback replied that there has been some miscommunication in the past, but through recent meetings, it is the general feeling that the communication has greatly improved.

Mayor Daniels asked if those involved (developers, owners) with the current projects in the Gateway area had contacted Rocky Mountain Power. Mr. Rodeback said that some have. He said the company was working on an improved tracking mechanism to follow such projects. The Mayor asked if the contractors were responsible for requesting power. Mr. Rodeback said that the owner of the project was the one responsible. He said that whoever pays the bill, which is usually the owner, was the one who needed to contact Rocky Mountain Power.

#### **4. Department Report (Police Department)**

Chief Paul came forward and said it was a privilege to present Ms. Jody Harris. He said that Ms. Harris had been with the City for 13 years—with the last 5 years in the Victim Assistance Program for Pleasant Grove and Lindon Cities.

Chief Paul explained that Capt. Cullimore had written for the grants for the last several years that supports the program. However, he said that Ms. Harris had written the grant this year and had actually received more money!

He then explained that Ms. Harris had a vision of her job in remembering that people have been hurt and suffered. He said that there was not a better Victim Advocate in the state. He said his department was very fortunate to have her as part of the team.

Ms. Harris then came forward and explained that Chief Paul wanted her to give a background regarding her job with the department. As Chief Paul had explained, she said her position is supported by a grant from the state each year. She then explained that she handles cases involving everything from domestic violence, sex abuse and child abuse. She works with the Prosecutor's office as well as several different state and county offices, including the Division of Family Services. She added that depending on the case, Pleasant Grove works with five different courts in the area. She continues to track defendants closely for a year after an offense. She said that there is a new program that puts offenders through the system much quicker so that orders can be in place to better protect the victims. Otherwise, the system has been so slow in the past, the offender might have committed another offense before the first case even came to court.

Mayor Daniels asked about the new part of the program she had mentioned. He asked how long it had been in place. She said just a couple of months. She said that everyone was just getting up to speed with this new program, and it was working well.

Council Member Boyd asked if there was a homeless outreach program available to Pleasant Grove citizens that might be displaced due to spousal abuse, etc. Ms. Harris said that there is a shelter in Provo. Also, she noted that there is also a shelter in Park City and West Jordan, if the individual needs to be removed from the area. Council Member Boyd then explained that the Housing Consortium (for Utah County) that she sits on had approved funding for housing for those that had gotten out of jail and had nowhere to go.

Mayor Daniels said that he had noted that MAG (Mountainland Association of Governments) had approved a couple of grants to expand the program.

Council Member Jensen said that looking at the demographics, it looked like Pleasant Grove and Lindon had the highest rate of victim abuse in the state. Chief Paul said that his department wasn't exactly sure why that was the case. He said he knows the high density housing has contributed some to the problem. However, he feels that his officers were a little more aggressive in enforcement of these crimes. Also, he said that Ms. Harris did an excellent and thorough job in documentation.

Chief Paul thanked Ms. Harris for her presentation. He said that he admires another thing about her—she is a self-taught welder that creates beautiful art pieces with her welding. He noted that as a single mother, she is very capable in all that she does.

Mayor Daniels and the Council thanked Ms. Harris for all that she did for the community through her position.

## **5. Discussion of items for the upcoming March 18, 2008 City Council meeting**

### **a. Presentation of "Spirit of Service" Awards to Skyler Saunders and Brett and Brianna**

## **Brailsford:**

Mayor Daniels read this item. He said it had been continued from a previous meeting.

### **b. 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**

Director Young said that this item was fairly straightforward. He said that the area that is being proposed to rezone CS-2 was behind Smith's grocery store. The area is within an inner block, without street frontage. He said the land owner feels it would only be good for multi-family housing, as no one has been interested in developing that area for any other uses.

Director Young then explained that the area would be a bit like the area around Macey's Grocery store. The area around that store sat for a long time, also, without having any developers that were interested in putting in commercial development.

Council Member Jensen said that the highlighted area on the map looks landlocked. He asked how people would get to any development in that area. Director Young said it would be through the parking lot.

Council Member Atwood then remarked that he remembered a problem with developing that area and the RDA. He said that once the issue was looked into, it was found that the City couldn't approve such development. Director Clay said that the issue was with the Alpine School District (ASD). He said that residential housing would add to the district's tax burden without them receiving any revenue from its development.

Director Young said that in meetings with Administrator Mills, it was noted that by the time the development in that area did come about, the RDA would have expired.

Attorney Petersen explained that when the RDA was established, the ASD agreed to give up their tax increment based on the understanding that all of the proposed development in the 700 South RDA was going to be commercial and not residential. They were willing to do that because the new development would not be impacting the ASD. She stated that if the City were going to do a zone change which would allow residential development, they ought to notify them directly of that fact so they have a chance for input.

Mayor Daniels asked if the large structure to the east of Smith's was the "Dance Barn" that the police had been called to several times. Director Young said that structure is the Walker building.

Director Young noted to the Council that the management at Smith's grocery store was in favor of the development of multi-family housing in that area.

Council Member Call asked if the issue on the RDA could be researched prior to the Council meeting the next week. Attorney Petersen said that she would look into the matter. She also said that depending on what she finds, this item might have to be continued, as she might have to contact the ASD and the County.

**c. Public Hearing to consider Glen Hoelscher's request for commercial site plan approval for a commercial office building known as the ITM Office Building, located at approx. 831 South Grove Parkway, in the Grove Interchange Subdistrict. SAM WHITE'S LANE NEIGHBORHOOD**

Director Young explained that this portion of property is owned by Mr. Dennis Baker, and is to the east of where the other properties that he owns are being developed. He also said that the University of Phoenix building is partially on the property.

Council Member Boyd asked if the property was to the south of 200 West. Director Young said yes.

**d. To consider adoption of a Resolution informing the Water Quality Board that the Municipal Wastewater Planning Program Report for 2007 has been reviewed and that all necessary actions have been taken to maintain effluent requirements.**

After Mayor Daniels read this item, Director Walker reported that the water quality for Pleasant Grove was in great shape.

**e. To consider awarding bid for the 500 South Waterline Improvement Project. The new line is to replace an undersized six-inch line. This project is part of the City Culinary Water Master Plan for the lower Monson zone.**

Mayor Daniels said this was a fairly straightforward item.

**6. Mayor, City Council and Staff Business**

- Director Young reported that the new Downtown Advisory Board was set to have their first meeting the following evening. He said he would start the meeting, then the board will elect a chair.
- Director Bradford reported that he had held a meeting for some of the commercial agents that were looking to develop in the City. He said that there are now 20 seats in the downstairs meeting room, and they filled every chair for the meeting. Additionally, all of the current projects are pictured around the room. He said he also meets with commercial brokerages, and feels this is great exposure for the City. Also, he reminded everyone of the upcoming PGBA meeting on Friday, March 14, 2008 in the downstairs of the library.
- Director Giles noted that there was still no resolution with the Nimer family and the proposed trail going through their property up by Kiwanis Park. He said if it was not resolved soon, the City would have to turn the grant money back to the state. Next, he reported that the masonry work was completed on the new recreation center. He invited the Council to make an appointment with himself or Manager Nielsen for a tour of the new center.
- Council Member Jensen reminded the Council that Fox Hollow Golf Pro Rick Roberts had invited them to see the new construction at the course. Mayor Daniels asked if it could be the following week. He also requested that an email be sent to him and the Council regarding a possible meeting at the course.

- Council Member Call mentioned that Strawberry Days board member Lisa Young had mentioned that perhaps it would be a good idea to make sure a Council Member attend the monthly meetings of the board. Council Member Atwood said he had been unable to attend due to the North Point meetings being the same day and time.
- Mayor Daniels said he would like to report on the recent trip he and some of the staff had taken to Washington D.C. He noted that their last visit to the congressional delegation included them telling the Pleasant Grove officials that the Democrats were in control, and not to look for much help. This time, however, the senators and congressmen were much more positive about the City receiving help to purchase a new fire truck and finish out the emergency wireless system.

Next, the Mayor reported that he had received numerous responses to his column in the city newsletter for March. He said there still seems to be confusion amongst some residents about a proposed development in the downtown and regarding the composition of the downtown advisory board. Several of the people thought that the entire board had developers on it. Council Member Call suggested that perhaps the Mayor's next column could briefly tell the actual composition of the board. Council Member Atwood said he has also been approached and has asked about a proposed development downtown. He has had to tell residents that there hasn't even been anything submitted to the City, as yet.

In his final item, the Mayor said that the recycling item probably should be brought up as an item at a future Council meeting again. He reported that Mr. Paul Richards had sold his Metro interest to Waste Management. He said he felt that things could change due to the sale, as far as what the new company would like to do with recycling. The Mayor said he feels it would be appropriate to put it to a vote with residents as to if they would support a 50% volunteer program or 100% mandatory recycling program.

Council Member Jensen said that in his conversations with Mr. Richards, the new company would be retained as a consultant as they want to continue what Mr. Richards had started with recycling.

Mayor Daniels then asked the Council if they felt that the issue should go before the residents as a vote this year. The Council said it might be a good idea. Attorney Petersen said it would probably be best to put the issue on the November ballot.

**7. Executive Session to discuss pending or reasonably imminent litigation (UCA 54-4-205(1)(c)).**

**ACTION:** At 8:05 p.m, Council Member Wilson moved to go into executive session to discuss pending or reasonably imminent litigation (UCA 54-4-205(1)(c)). Council Member Jensen seconded and the motion passed unanimously with Council Members Call, Wilson, Boyd, Jensen and Atwood voting, "Aye."

ATTENDING:

Mayor:

Mike Daniels

Council Members:

Cindy Boyd  
Mark Atwood  
Lee Jensen  
Bruce Call  
Jeff Wilson

Deputy Recorder:  
Mary Burgin

Others:  
Gary Clay, Finance Director  
Tina Petersen, City Attorney  
Lynn Walker, Public Works Director

**ACTION:** At 8:16 p.m, Council Member Wilson moved to go out of executive session and back into regular session. Council Member Jensen seconded and the motion passed unanimously with Council Members Call, Wilson, Boyd, Jensen and Atwood voting, “Aye.”

Mayor Daniels said he was aware that there were some rumors surrounding the Hammons’ project. He indicated that it was his practice to talk to Mr. Hammons and Dr. Parkinson as soon as these rumors get back to him. He said that Mr. Hammons has reassured him that the project is moving ahead. The Mayor has called a meeting within the next few days with Mr. Baker, Mr. Hammons and others involved so that the plans can be discussed amongst those involved. He said it is important to make sure everyone is on the same page.

## **8. Adjourn**

**ACTION:** At 8:22 p.m, Council Member Wilson moved to adjourn the meeting. Council Member Atwood seconded and the motion passed unanimously with Council Members Atwood, Wilson, Call, Jensen and Boyd voting “Aye.”

This certifies that the Work Session Minutes  
For March 11, 2008 are a true, full and correct  
copy as approved by the City Council on  
March 18, 2008.

---

Mary Burgin, Deputy Recorder