

Pleasant Grove City Council Work Session Minutes
August 28, 2007
7 p.m.

PRESENT:

Excused:

Mayor Michael W. Daniels

City Council Members: Excused:

Cindy Boyd

Jay Meacham

Mark Atwood

Lee G. Jensen

Bruce Call

Deputy Recorder:

Mary Burgin

Others:

Deon Giles, Leisure Services Director

Lynn Walker, Public Works Director

Ken Young, Supervisor of Community Development

Marc Sanderson, Fire Chief

Degan Lewis, City Engineer

Libby Flegal, Neighborhood Chair

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

Mayor Pro Tem Atwood welcomed everyone to the meeting. He excused Mayor Daniels and Council Member Meacham from the meeting, as well as Administrator Mills and Director Clay.

1. Opening Remarks

The Opening Remarks were given by Director Walker.

2. Department Report (Fire Department)

Mayor Pro Tem Atwood read this item and invited Chief Sanderson to come forward. Chief Sanderson explained that he wanted to present a short summary of federally sponsored DHS/FEMA sponsored grant he recently applied for. He said it is called the SAFER (Staffing for Adequate Fire and Emergency Response) Grant. It was created to provide funding directly to fire departments and volunteer firefighter interest organizations in order to help them increase the number of trained, "frontline" firefighters available in their communities.

He then indicated that the goal of SAFER is to enhance the local fire department's abilities to comply with staffing, response and operation standards established. Specifically, SAFER funds should assist local fire departments to increase their staffing and deployment capabilities in order to respond to emergencies whenever they may occur. He said that the result of the enhanced staffing, response times should be sufficiently reduced with an appropriate number of personnel assembled at the incident scene. Also, the enhanced staffing should provide that all front-line/first-due apparatus of SAFER grantees have a minimum of four trained personnel to meet the OSHA standards. Ultimately, a faster, safer and more efficient incident scene will be established and communities will have more adequate protection from fire and fire-related hazards.

The SAFER Grant is a five year commitment grant. The Federal contribution toward the costs of the

salaries will diminish over the course of the performance period of the grant. For example, in year one, the grant will cover 90% of the actual costs in the amount of \$37,950. The amount then goes down each year until the fifth year, when there is no Federal share and the City funds the costs. The grant covers salaries, benefits and FLSA overtime. Funds do not include training costs, protective clothing or retirement costs, he said.

Chief Sanderson then told the Council that Pleasant Grove's Fire Department's grant request includes funding for ten fire fighters. He said this would provide for a four-man crew working 24 hour shifts.

Council Member Boyd noted that with the build out of the City as well as the possible exit of Lindon City will be helped by the funds from the grant if the City receives it. Chief Sanderson agreed. He said that Lone Peak Fire District received the grant last year, and it has helped them to hire more full-time personnel with their department.

Mayor Pro Tem Atwood also agreed that if Lindon does pull out and create their own fire department next year, the funds will help Pleasant Grove continue to provide needed services.

Council Member Jensen asked when Chief Sanderson actually sent the paperwork in for the grant. Chief Sanderson said he had sent it in on Friday, August 24, 2007. He added that he should know within the next 60 days whether the City will receive the grant. He said the funding then will be coming in about January 1, 2008. Chief Sanderson explained that if the funding does come in, the full-time positions will be offered to current personnel.

Chief Sanderson next noted that the fire department has three Captains. The Lieutenants report to these Captains. Mayor Pro Tem Atwood asked if there were current facilities available for five people to sleep at once. Chief Sanderson said they will probably have to install bunk beds to facilitate that many firemen at once.

After further discussion, Mayor Pro Tem Atwood suggested that there be further discussion on the grant and possible funds when Director Clay was present at the meeting. He said it would help to know how the funds would be handled, if the grants did come through. Chief Sanderson said that in meetings with Mayor Daniels, Administrator Mills and Director Clay, the feeling was that if the grant came through, it would help with the many transitions coming in the future with the City.

3. Presentation of Pleasant Grove City Culinary Water Master Plan 2007 to 2030 (John Schiess, Horrocks Engineers)

Mr. John Schiess, the utility engineer for the City, came forward and reminded the Council that this was his yearly report to them regarding The Pleasant Grove City Culinary Water Master Plan. He said that determinations have to be made as to the needs within the City as to the sizing or upsizing of pipes to carry the water throughout the community. He added that the plan covers the years from 2007 to 2030.

The 2005 population was 28,511. He noted that the population is expected to reach 60,000 at build-out. An additional 13,752 ERC's (Equivalent Residential Connections) will need to be added to the culinary water system.

Figures for the year 2006 include the use of 200 gallons (of culinary water) per capita per day (gpcpd), with a peak (during the summer of 485 gpcpd). The winter average is 85 gpcpd. The 2007 totals, so far are averaging 167 gpcpd with 380 gpcpd during peak hours and 85 gpcpd in the winter.

Mr. Schiess explained that this culinary water analysis took into consideration the analyzing of current usage patterns; projecting future usage; evaluating the current system; recommending

improvements; evaluating the build out system and recommending improvements.

He said of great importance to the future of the system is the design criteria. He said the engineers first consider fire flow. This includes several factors and equations that will enable the system to have the pressure throughout the City that would be needed in case of a fire. Mr. Schiess showed a map of the City with the projected water capital facility plan and the existing available fire flow.

The next map he showed on the screen was the existing system improvements needed for the culinary system. He explained that the line sizes in several areas would need to increase for the fire flow. The cost of this upgrade would be \$3,919,180. He said this would be for current residents, and not for impact fees. He added that no additional water source, storage or water rights were required for existing users.

Mr. Schiess next showed a map on the screen that illustrated the proposed build out system improvements. The map showed line size increases as well as a trunk line installation for undeveloped area, a new tank and well and water rights. He explained that a new well would be dug and prepared in The Grove area.

Council Member Atwood asked if developers could be required to put in lines that would be large enough for future use. Mr. Schiess said no, they are only required to meet the current use in that area; including the large hotel, etc, that are slated to go into that area. He said that there would be a trunk line installation for undeveloped areas.

The current status of the system, he noted, would receive a B+. What with the Gibson Well completed, he said the tanks have been able to stay full, and there hasn't been the juggling that has had to be done by Water Supervisor Robert Kresser and his crews. He added that Administrator Mills has emphasized the importance of the new well in The Grove.

Council Member Boyd asked where the detention basin would be, and if the well would be part of the detention basin. Mr. Schiess noted that the area to put the well will be rather small; probably about 20 ft. x 20 ft. He said the well would be somewhere within the park, but would not be in the detention basin itself. The detention basin for The Grove area is already planned and will probably be part of a park in that area, Mr. Schiess explained.

Mr. Schiess then indicated to the Council that the upsizing program that will continue to take place with the system will cost about \$280,000 per year. He suggested that the City continue to increase water rates yearly, instead of a large increase every 5 years.

Council Member Atwood said he will be interested to see how the City, with the hotel and convention center, amongst several other projects coming into The Grove, will be able to juggle all of the improvements, including the water system. He said that revenues won't be coming into the City coffers right at first. Director Walker explained that enterprise rates are set by law to cover such costs.

Council Member Jensen asked if there were any projections as to how much the water rates will be increasing over the next several years. Mr. Schiess said financial advisor Jason Burningham would have that information for the City.

Mr. Schiess said he recommends that the impact and user rate fees be carefully analyzed each year.

4. To discuss a proposed rehab/assisted living center proposal in The Grove Commercial Sales Sub-district (Steve Miles).

Supervisor Young explained that Mr. Miles was unable to attend and discuss this item. He said Mr. Miles was seeking approval to build a rehab/assisted living facility in The Grove area. This kind of facility is currently not allowed in this area.

Please Note: Supervisor Young had to leave the meeting at this point.

5. Discussion of items for the upcoming September 4, 2007 City Council meeting

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 Pro Tem Atwood noted that the Central Bank development was coming along well. He also said that the ingress and egress for traffic had been worked out between the developer and the City Staff. He asked if there were any comments or questions concerning this item. There were none.

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

Mayor Pro Tem Atwood indicated this proposed Ordinance would look to regulate check cashing business in The Grove area. Council Member Call said the Ordinance would actually prohibit check cashing businesses in The Grove area.

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

Mayor Pro Tem Atwood said this was pretty much a typical flag lot configuration.

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.

Mayor Pro Tem Atwood noted that this would be just a matter of approving the amended list.

6. Mayor, City Council and Staff Business

- Mayor Pro Tem Atwood extended a welcome to the new City Engineer, Degan Lewis, who was in attendance at the meeting.
- Director Walker indicated that the Streets Department would be stripping (painting lines) on the roads throughout several areas of the City in the next few weeks. He added that the crews do this twice a year.
- Council Member Jensen said he wanted to invite someone from Metro Waste for a presentation on recycling.

Mayor Pro Tem Atwood asked Council Members Jensen and Call about the outcome from the meetings with American Fork and Lehi concerning the Fox Hollow (Tri-City) Golf Course. Council Member Jensen recounted that American Fork claimed that the cities owed them money from as far back as 1972. He said that after much discussion, he believes the several issues raised, including water issues, were worked out. Council Member Call said American Fork initially had some very interesting demands. He said he was relieved that calmer head prevailed with those issues. Additionally, Council Member Jensen reported that the irrigation system was pretty much all in, with the exception of the driving range area. He said the course is looking green and beautiful.

- Council Member Boyd reminded everyone about the Heritage Festival to be held on Saturday, September 8, 2007. She said the Lion's Breakfast will be held from 8 to 10:30 a.m. The booths will be open from 3 to 6 p.m. and the BBQ will be from 5 to 7 p.m.

7. Adjourn

ACTION: At 8 p.m, Council Member Call moved to adjourn the meeting. Council Member Jensen seconded and the motion passed unanimously by Council Members Jensen, Atwood, Boyd and Call voting "Aye."

This certifies that the Work Session Minutes
For August 28, 2007 are a true, full and correct
copy as approved by the City Council on
September 4, 2007.

Mary Burgin, Deputy Recorder