

Pleasant Grove City Council Minutes
September 18, 2007
7:00 p.m.

PRESENT:

Mayor:

Mike Daniels

City Council Members:

Cindy Boyd

Jay Meacham

Bruce Call

Mark Atwood

Lee G. Jensen

City Recorder:

Amanda R. Fraughton

Deputy Recorder:

Mary Burgin

Others:

Frank Mills, City Administrator

Gary Clay, Director of Finances

Deon Giles, Leisure Services Director

Ken Young, Supervisor of Community Development

Tom Paul, Police Chief

Dennis Carter, Streets Superintendent

Degen Lewis, City Engineer

Libby Flegal, Neighborhood Chair

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

Mayor Daniels called the meeting to order at 7 p.m. and welcomed everyone to the meeting.

1. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance led by Boy Scout Kenzy Olsen.

2. OPENING REMARKS

The Opening Remarks were given by Director Clay.

3. APPROVAL OF MEETING'S AGENDA

Mayor Daniels said he was adding a short presentation by Chief Paul. The Mayor then asked for a motion.

ACTION: Council Member Call moved to approve the meeting's agenda with an added presentation by Chief Paul. Council Member Meacham seconded and the motion passed unanimously with Council Members Call, Atwood, Jensen, 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 September 4, 2007
2. To consider approval of paid vouchers (Sept. 10, 2007)

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

At this point, Chief Paul came forward and addressed the Council. He said that from time to time, his department recognizes individuals who they consider home town heroes. He asked Mrs. Sandy Whitehead to come forward. He explained that Mrs. Whitehead was the true definition of a crossing guard. He said she had the true safety of the children at heart in giving many of her own hours to not only serving as a crossing guard at Pleasant Grove Jr. High, but also filling in at Grovecrest Elementary. He also noted that Mrs. Whitehead has also served in leadership positions with the PTA over the years. He said her dedication and countless hours of protection for the children warrants her selection as the recipient of the Community Service Award.

Mrs. Whitehead thanked Chief Paul and the Council for the award. She expressed her love for the children in the community and said she enjoys helping to keep them safe.

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.

Mrs. Whitehead (1346 N. 730 E) then came forward and told the Mayor and Council that there is a spot on 1100 North where the bushes were hanging over the walking path the school kids take on 1100 North and about 300 East. She then showed pictures of the area to the Council. Chief Paul said he would look into the matter and Mrs. Whitehead gave him the pictures.

She said another issue was regarding work that was to be done on 100 East. She said that in numerous meetings with the district and UDOT, it was recommended that the work be done during UEA weekend, when the kids would not be using the sidewalks.

Next, Planning Commissioner Pete Blake (29 S. 2000 W.) said he is pleased to see the northern portion of 2000 West being completed. He said, however, that he is concerned that there is not currently high speed internet being installed with the rest of the infrastructure in that area. He said he knew that the Mayor had spoken with Utopia. He told the Mayor and Council that if they wanted to attract high tech businesses in that area, they needed to reconsider having it installed.

Mr. Mark Bushman (1625 E. 400 S.) came forward and said that in the subdivision north of his home, called Fountain Crest, had been previously discussed in another Council meeting. His concern was that it was agreed that all of the drainage from the subdivision would go to the

roadway. He indicated this was not the case. In the house behind him, he said that there is a retaining wall with 6 drain spouts that a flow into his yard. Mayor Daniels asked Supervisor Young to please check the situation out. Supervisor Young said he would.

6. NEIGHBORHOOD ADVISORY BOARD REPORT

Chair Libby Flegal said that she didn't really have anything to report to the Council regarding the NAB. She added that she would be gone for the meeting on October 2, 2007.

7. BUSINESS

A. TO PROCLAIM OCTOBER 1ST – 5TH, 2007 AS, "COMMUNITY ACTION WEEK: CELEBRATING SELF-RELIANCE," ENCOURAGING ALL RESIDENTS TO SUPPORT COMMUNITY ACTION SERVICES AND FOOD BANK'S EFFORT BY WEARING AN ORANGE RIBBON AND DOING AT LEAST ONE THING TO BUILD SELF-RELIANCE DURING COMMUNITY ACTION WEEK.

Mayor Daniels read this item. Ms. Lee Ann Stanley from Community Action Services then came forward. She said that her office covers Utah, Wasatch and Summit Counties. In addition to serving thousands of meals each year, the agency has an outreach program for homebound seniors, the HEAT program, Family Development education, Certified counseling for finances and first-time home buyers. She invited everyone to the agency's 40th birthday party from October 1 through the 5, 2007, celebrating self-reliance. Mayor Daniels then read the proclamation, then thanked Ms. Stanley and all of those that work with her for their service to the community.

ACTION: Council Member Boyd moved to approve the proclamation of October 1st – 5th, 2007 as, "Community Action Week: Celebrating Self-Reliance," encouraging all residents to support community action services and food bank's effort by wearing an orange ribbon and doing at least one thing to build self-reliance during community action week. Council Member Jensen seconded and the motion passed unanimously with Council Members Call, Jensen, Atwood, Boyd and Meacham voting, "Aye."

B. TO CONSIDER APPROVAL OF THE CANVASS WITH THE CITY COUNCIL SITTING AS THE BOARD OF CANVASSERS FOR THE SEPTEMBER 11, 2007 MUNICIPAL PRIMARY ELECTION.

After Mayor Daniels read this item, City Recorder Fraughton handed out tally sheets from the September 11, 2007 Primary election. She said that after every election there needs to be documentation as to the tallies being correct. The canvass is an audit of election procedure and a tabulation of election returns, she explained. She complimented the poll workers, saying they were very meticulous and did very well to make sure provisional envelopes, etc, were filled out and documented correctly. There were a total of 43 provisional ballots. Recorder Fraughton indicated that an absentee ballot came in that same morning, which added three more votes to the final tally.

Recorder Fraughton then handed each one of the Council a tally sheet from the precincts. She read off the number of the precinct, and the Council Member followed along with the amounts.

They then let her know that the Canvass amounts were correct. She then explained that a copy of the Tabulation of Canvassers would be sent to the Lt. Governor's office in Salt Lake City. Mayor Daniels thanked Recorder Fraughton and Deputy Burgin for their work on the election.

Mayor Daniels then asked for a motion.

ACTION: Council Member Jensen moved to approve the tabulation of election returns as correct by the Canvass with the City Council sitting as the Board of Canvassers for September 11, 2007 Municipal Primary Election. Council Member Atwood seconded and the motion passed unanimously with Council Members Atwood, Jensen, Call, Boyd and Meacham voting, "Aye."

C. PUBLIC HEARING TO CONSIDER AN ORDINANCE AMENDING THE PLEASANT GROVE CITY CULINARY WATER MASTER PLAN 2007 TO 2030

Following Mayor Daniels reading this item, Mr. John Schiess explained that a couple of weeks before, he had presented an updated Culinary Master Plan for the City. He said that he didn't have another presentation for this meeting, but was present to answer any questions. He also noted that the report had been available for public preview for the past two weeks.

Mayor Daniels opened the meeting to a public hearing. No one came forward. He then closed the public hearing and brought the discussion up to the Council. Council Member Atwood said he is amazed at the job that Mr. Schiess does as the Utility Engineer for Pleasant Grove City. He said he takes good care of the City's utilities. Mayor Daniels agreed. He said the City is very fortunate to have Mr. Schiess.

Mayor Daniels then asked for a motion.

ACTION: Council Member Call moved to approve Ordinance No. 2007-35, amending the Pleasant Grove City Culinary Water Master Plan 2007 to 2030. A public hearing was held. Council Member Atwood seconded and the motion passed unanimously with Council Members Meacham, Call, Jensen, Boyd and Call voted "Aye."

D. PUBLIC HEARING TO CONSIDER AN ORDINANCE AMENDING THE PLEASANT GROVE CITY SEWER SYSTEM CAPITAL FACILITIES PLAN 2006-2030. THE NEW PLAN INCLUDES THE NEW OUTFALL LINE, WHICH TIMPANOGOS SPECIAL SERVICE DISTRICT HAS CONSTRUCTED WEST OF THE PLEASANT GROVE 1-15 INTERCHANGE.

Following Mayor Daniels reading this item, Mr. Schiess explained that this item was amending the Pleasant Grove City Sewer System Capital Facilities Plan, 2006-2030. The new plan includes the new outfall line, which Timpanogos Special Service District has constructed west of the Pleasant Grove I-15 Interchange. He said he had given copies of the report (in a green folder) ahead of this meeting to the Mayor and Council to study. He added that he had met with Council Member Jensen regarding some of his questions. He asked if there were any other comments or questions from the Mayor or Council.

Council Member Meacham said he noticed that there is an increase of sewer flows in wet years. Mr. Schiess said that is due to infiltration from older lines (from ground water); as well water

that falls through the manholes. Council Member Meacham asked if the water actually leaches out during dry years. Mr. Schiess said to keep up on possible cracked lines, Timpanogos Special Service District (TSSD) has a video truck that goes out to all of the cities and checks for cracked lines. Council Member Meacham then asked if there are any significant leaks that the City should be concerned about. Mr. Schiess said, no, there wasn't.

Administrator Mills said that the Council needed to be aware that in looking at the TSSD sewer treatment bill that Pleasant Grove City receives every month, the City's bill has been down. In fact, he said it is actually lower than American Fork and Highland's bill. He said this is due to the fact that the way the formula works out that figures the charges each city pays TSSD, Pleasant Grove is actually rewarded for having a little bit higher liquid in their flow. He said if there is infiltration, it actually makes it better for Pleasant Grove's costs.

Mayor Daniels then opened the meeting to a public hearing. Ms. Jenny Faris said she would like to see the recent odor from the plant go away. Administrator Mills said that the odor should stop around the first of the year. The Mayor then closed the public hearing.

Mayor Daniels brought the discussion up to the Council and asked if there were any further questions. There were none. He then asked for a motion.

ACTION: Council Member Atwood moved to approve Ordinance No. 2007-36, amending the Pleasant Grove City Sewer System Capital Facilities Plan 2006-2030. The new Plan includes the new outfall line, which Timpanogos Special Service District has constructed west of the Pleasant Grove 1-15 Interchange. A public hearing was held. Council Member Jensen seconded and the motion passed unanimously with Council Members Call, Boyd, Jensen, Atwood and Meacham voting, "Aye."

E. PUBLIC HEARING TO CONSIDER TO STERLING ASSET MANAGEMENT'S REQUEST FOR A PARTIAL VACATION OF MAYFIELD SUBDIVISION LOT #7 AND PRELIMINARY CONDOMINIUM PLAT APPROVAL OF THE MAYFIELD NORTH PROFESSIONAL OFFICE SUITES, PHASE I, FOR PROPERTY LOCATED AT APPROX. 280 SOUTH 2500 WEST IN THE GROVE MIXED USE ZONE. SAM WHITE'S LANE NEIGHBORHOOD

Following Mayor Daniels' reading of this item, Supervisor Young explained that the applicant, Sterling Asset Management, was requesting the final condominium plat/site plan approval for the project called Mayfield North Professional Office Suites, Phase I. He said this includes a partial vacation of a previously recorded Mayfield Subdivision, Plat A. The location of the property is at approximately 270 South and 2500 West. The zoning is in the Grove Mixed Use Sub-district, and contains 1.60 acres.

The applicant purchased the property from Trophy Homes, who recently obtained approvals for a seven lot subdivision called Mayfield Plat A, and Preliminary Site Plan approval for the overall Mayfield project. Initially, Trophy Homes planned for the LDS Church to construct a new church building within lot #7; however, this fell through, and a proposal is now being made by the applicant to construct a two building commercial/office development. The applicant would like to develop lot #7 in two phases; with a new condominium plat and a site plan has been submitted for Staff to review.

The applicant wants to divide lot #7 of the Mayfield Subdivision Plat into two phases. Phase I condominium plat will comprise the south half of lot #7, which requires a partial vacation of this existing lot. Staff has verified with the County Recorder that this is acceptable. The Plat is in two pages, with page two, illustrating the height and the division of space between the limited common and privately owned areas of the building.

Main access will be from 280 South, which has not changed from the original Mayfield Plat. Trophy Homes is still required to install the road at 280 South. If the applicant wishes to advance more quickly than Trophy Homes is able or willing to construct the road, then the applicant must work out a development agreement with Trophy Homes to be reimbursed.

The Phase I site comprises 1.60-acres. The building has been placed near the east boundary line to have the main entry facing the west sun. This will also help with keeping the parking lot free of ice, and keep the cars far away as possible from the east boundary, which is shared by Trophy Home's multi-family residential development. The following are subject items pertinent to the Site:

- Parking – The listed private area of the building (25,200 square feet) requires a total of 84 parking stalls, based on the office ratio of one stall per three hundred square feet. The site proposes 79 stalls, exclusive to Phase I, with the remaining five spaces as part of the twenty additional stalls that are to be “shared” with Phase 2. The proper amount of bicycle parking has also been provided on the north side of the building.
- Fencing – Typically a wall would be required along the east boundary that shall be shared with Trophy Home's multi-family residential development, but since the applicant has spaced the building far enough away from the property line, and created a nice landscape buffer with 4 feet tall berms and evergreens, a wall is not required.
- Building setback – Ordinance requires a minimum setback of 25 feet when a non-residential use abuts a residential zone. Due to the zone being a “Mixed Use” zone for all adjacent properties, it comes down to the relationship between the uses. Since the proposed office development abuts a residential development, the minimum 25 foot setback is required. The building's height is also considered when determining the setback. Ordinance requires that for every foot above 25 feet in wall height, a foot is to be added to the minimum 25 feet. The wall height of the proposed building is just below 35 feet; therefore a 35-foot setback is required between the east boundary and the closest point of the building's foundation. The applicant has complied with this requirement.
- Lighting –The lighting will be shielded to angle the light down, with a goose neck design, so that it does not glare onto the neighboring residential properties.
- Signage – The proposed “entry sign” cannot be located within the drainage/irrigation easement. It must be moved back, outside of this easement, near the parking lot. The proposed height, design, and materials comply with City ordinances.

- Fire/ADA_– Fire hydrants are illustrated on the Site Plan, and are located according to city ordinance. All drives meet the minimum access width required by the Fire Department. Sidewalks have been provided throughout the site to adhere to ADA (American Disabilities Act) requirements, and the Site is ADA accessible.

The applicant has provided a landscaping plan for Phase I, which complies with the condominium ordinance. The plan has provided a nice buffer to the future residential units to the east and included some amenities to meet the 10% open space requirement. The majority of the open space is to the sides and rear of the building. Here, the applicant proposes to have a couple picnic tables as well as several benches for people to gather and relax to enjoy a break or have some down time.

Trees have been provided based on the ratio of one tree per 1,000 square feet of landscaped area, including 30% of the total required trees as evergreens. Extra evergreens are being provided to help establish a good buffer between the office and the residential along the east boundary. These trees are being proposed to be planted around the 4-foot tall berms, also intended to screen and buffer the east boundary. The berms are concaved by design to provide extra space for gathering in the open space area.

When looking from above, the building takes the shape of a weight-lifting dumbbell. The exterior materials are a mixture of large round rock, stucco and timbers; with a shingled roof. The colors used are earth tones. The application of these materials produces a nice-looking building with a rustic theme. There are to be outdoor stairs with a covered roof on the north and south sides of the building, as well as a large covered entry in the front, with landscaping on either side. There is to be a smaller covered entry feature over the rear door to the building. All mechanical equipment is to be screened with matching exterior materials.

On September 12, 2007 the Design Review Board (DRB) gave a recommendation to approve the proposed elements of the site, landscaping and architecture. JUB Engineering has recommended the Council proceed with the final condominium project approval, subject to meeting all final engineering requirements. On September 13, 2007 the Commission approved the partial vacation of lot #7 of the Mayfield Subdivision Plat A in favor of the proposed Condominium Plat.

The property falls within the Grove District land use designation in the General Plan, and the use of the property, associated with this plat proposal, is in compliance with this land use. The property is zoned Grove Mixed Use, and follows all the regulations found within the Grove Zoning District. Staff believes that the change in the proposed use of the property is still in the spirit of what was intended for the Mayfield project as a whole.

The applicant has indicated that Phase 2 will not be far behind this first Phase. Staff has no other concerns with this project and believes it will help contribute to a growing Pleasant Grove economy.

Mayor Daniels then opened the meeting to a public hearing. No one came forward. He closed the public hearing and brought the discussion up to the Council. There was no discussion. He then asked for a motion.

ACTION: Council Member Call moved to approve Sterling Asset Management’s request for a partial vacation of Mayfield Subdivision lot #7 and preliminary condominium plat approval of the Mayfield North Professional Office Suites, Phase I, for property located at approx. 280 South 2500 West in The Grove Mixed Use Zone, including the following conditions; 1. Any dead trees or plant material is to be replaced within one-year; 2. The proposed “Entry Sign” is to be moved outside of the drainage/irrigation easement near the parking lot; 3. All amenities are to be installed prior to occupancy; 4. That all Final Planning, Engineering, and Fire Department requirements are met prior to the issuance of a building permit. Also based on the findings that; 1. The proposed Site Plan submittal complies with the Grove Zoning District requirements; 2. The development will help increase the demand for services to the Grove District, which will help foster more economic growth. A public hearing was held. Council Member Boyd seconded and the motion passed unanimously with Council Members Call, Jensen, Atwood, Boyd and Meacham voting, “Aye.”

F. PUBLIC HEARING TO CONSIDER AN ORDINANCE AMENDING SECTIONS 10-11F OF THE C-G/GENERAL COMMERCIALS, AND 10-12B OF THE MD/MANUFACTURING DISTRIBUTION ZONES; TO CONDENSE USE CLASSIFICATIONS, AND TO MAKE SEVERAL CONDITIONAL CLASSIFICATIONS PERMITTED USES. CITY WIDE IMPACT

Following Mayor Daniels’ reading of this item, Supervisor Young asked The Mayor and Council to consider amending the use classifications for the C-G (General Commercial) and MD (Manufacturing Distribution) zones. He said that staff would like to remove or condense certain use classifications of the same category into one overall use; and to change various use classifications from permitted to conditional (or vice versa).

Pleasant Grove City Staff recently completed an analysis of the City Code to determine whether certain use classifications are listed appropriately as “Permitted” or “Conditional.” These lists of permitted and conditional use classifications are, for the most part, outdated, and Staff has found that there is a need to either condense uses of the same or similar category. There is also a need to switch some of these uses from conditional to permitted, or vice versa. Only two zones are being addressed at this time to see how the Council feels about the direction Staff has taken with these updates and changes. Any changes Staff proposes are with the intent to still comply with the City’s General Plan.

He said that what Staff has done has been to identify the use classifications that need a change in the classification of being permitted or conditional. When referring to the new ordinance provided within this report, the uses that are underlined are the ones that have been switched to the list that Staff believes is more appropriate.

He went on to say that one can see that there are uses that have been struck from the list. One of two things that have happened when these uses have been struck have been; 1. The uses are of the same or similar category, and have been removed in favor of a more broad use classification that acts as an umbrella to all of that particular category; 2. The use has been switched to the opposite list depending on whether the use was permitted or conditional. Additionally, the Council should be aware that there was only one use classification that was listed incorrectly. It was found in the C-G Zone under conditional uses; Use #4923 should be use #4823.

The Utah League of Cities and Towns has recommended that Cities study their lists of permitted and conditional uses carefully, especially those listed as conditional, to make sure that the uses that typically would have conditions associated with them are classified appropriately.

He said that in doing so, it is also important to remember the main purpose of the zone is the use it is in. For instance, if the zone is commercial/retail in nature, then it would be inappropriate to list medical or farming-type uses as Permitted. On the other side, it does not make sense to make a retail operation a permitted use in the MD/Manufacturing Distribution Zone when that particular part of the City has been designated for manufacturing type uses. If retail is to be allowed at all in a Manufacturing Zone, then it should be listed as Conditional. The goals and objectives set by the City's long-range planning, including the General Plan and the City's Land Use Map, are most often the determining factors with categorizing different uses. The proposed changes follow this thought process.

Mayor Daniels then said to make sure he is clear on this proposed ordinance, that mixed use doesn't generally change, but commercial use does change. He then opened the discussion to a public hearing. No one came forward. He then brought the discussion up to the Council. There were no comments, so he asked for a motion.

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 bills 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 18, 2007 are a true, full and correct copy as approved by the City Council on October 2, 2007

Signed _____
Mary Burgin, Deputy Recorder