

**Pleasant Grove City
City Council Work Session Minutes
October 11, 2016
6:00 p.m.**

PRESENT:

Mayor: Michael W. Daniels

Council Members: Dianna Andersen
Eric Jensen
Cyd LeMone
Ben Stanley
Lynn Walker

Staff Present: Scott Darrington, City Administrator
David Larson, Assistant to the City Administrator
Deon Giles, Parks and Recreation Director
Mike Smith, Police Chief
Kathy Kresser, City Recorder
Ken Young, Community Development Director
Marty Beaumont, Public Works Director
Tina Petersen, City Attorney
Dave Thomas, Fire Chief
Sheri Britsch, Library and Arts Director

The City Council and Staff met in the City Council Chambers at 86 East 100 South, Pleasant Grove, Utah.

1) **Call to Order.**

Mayor Daniels called the meeting to order and noted that all Council Members were present.

2) **Pledge of Allegiance.**

The Pledge of Allegiance was led by Jack Freeman.

3) **Opening Remarks.**

The opening remarks were given by City Administrator, Scott Darrington.

4) **Approval of Meeting's Agenda.**

ACTION: Council Member Stanley moved to approve the meeting agenda. Council Member Andersen seconded the motion. The motion passed with the unanimous consent of the Council.

5) **Tabitha's Way Presentation.** *Presenter: Al Switzler.*

Mike Carter was present representing Tabitha's Way and reported that they received great support from the City for the ribbon cutting. He mentioned that Debby Lauret who was the former President of the American Fork Chamber of Commerce President for 11 years stated that it was the best attended ribbon cutting she had ever attended. It was reported that Tabitha's Way has been open for 2 ½ months and has been providing assistance to 500 people. They have 50 volunteers, some of who drive two or more hours a week to volunteer. Currently Tabitha's Way provides 15,000 pounds of food per week. The largest demographic they serve are residents of Pleasant Grove and American Fork. Mr. Carter thanked everyone for their support thus far. He shared copies of letters from the Utah Food Bank and Alpine School that were written on their behalf. Mr. Carter's partner, Al Switzler, met with Mayor Daniels three weeks earlier requesting a letter of support from the Pleasant Grove City Council. The Council was asked to invite local groups to help volunteer and contribute to the organization.

Mr. Carter provided a background history on their local food pantry and stated that it was designed to be about neighbors helping neighbors on a local level. Tabitha's Way has a Development Committee that meets with clubs, businesses, and schools to ask them to sponsor food drives. He read the list of Committee Members, which was comprised of various local leaders. He commented that their purpose in addressing the Council tonight was (1) to request general support from Pleasant Grove businesses, individuals, groups, etc.; and (2) request a letter of support from the City Council.

Council Member LeMone stated that in the past food collected from drives was taken to the Utah Food Bank. She asked if they could start bringing donations to Tabitha's Way instead since they primarily serve local residents. Mr. Carter explained that currently most food from the Utah Food Bank is sent to larger communities, such as Provo. Most people would prefer their donations help local people and neighborhoods in their community. He stated that Tabitha's Way will distribute food donations from drives to local residents. He directed her to their website for information on how to organize a food drive.

Mayor Daniels mentioned that in a meeting with Mr. Switzler, Mr. Switzler discussed the possibility of declaring a no-hunger zone in Pleasant Grove. Mr. Carter explained that a no-hunger zone is a geographical area of any kind. The purpose of declaring an area as a no-hunger zone is for a community to focus its emotional, financial, and volunteer support from all businesses, individuals, and groups to ensure that everyone within the designated no-hunger zone has access to nutritious food. Mr. Carter stated that they hope to stage the concept in the future. They would like to have a two or three-year calendar for volunteering needs and events, which they have already created. He next shared stories of patrons with whom they have worked.

Council Member LeMone asked if there were times throughout the year when the need for support is greater. Mr. Carter explained that a lot of food drives take place around the holidays and during the cold weather months. However, donations are still needed during summer and fall. Those tend to be slower months in terms of food drives that are sponsored around the community. Mr. Carter stated that the definition of a food bank is a large warehouse where food is distributed throughout the year, whereas a food pantry does not keep large amounts of food in storage. He noted that a

food pantry turns food over more quickly. He explained that around the holidays they will be putting together Thanksgiving baskets. As such they will work with the school district to identify families that would not have Thanksgiving dinner otherwise. Council Member LeMone asked if Tabitha's Way needs help from the City with regard to outreach efforts. Mr. Carter stated that the Development Committee was currently strategizing on how to get into the schools.

Council Member Stanley asked what constraints they have experienced so far. Mr. Carter replied that thus far they have received more food donations overall, but sometimes it is challenging to get donations of the right kind of food. He explained that they never waste food and hygiene kits are also needed. In addition, they can use more assistance with fundraising efforts.

The Council was supportive of writing a letter on behalf of Tabitha's Way. Mayor Daniels stated they could discuss locations where food drives could be organized, which lead to a brief discussion on how to organize food drives within different departments by way of a City Volunteer Day.

6) Korman King to address the Council.

Curtis Miner presented updates from the Historic Preservation Commission. Mr. Miner reported that he had served on the Commission for last the few years. The following information was discussed:

Role of the Historic Preservation Commission

Pleasant Grove Municipal Code, Title 2, Article C establishes the Pleasant Grove Historic Preservation Commission and outlines its roles and responsibilities. One of those duties set forth in Section 2-2C-3, C is:

Provide Advice and Information:

- 1. The Historic Preservation Commission shall act in an advisory role to other officials and departments of government regarding the identification and protection of local historic and archaeological resources.*

The purpose of the Pleasant Grove Historic Preservation Commission in submitting the following statement on the Old Recreation Building is to inform the Pleasant Grove Planning Commission, City Council, and citizens of the history of the building, its current historical status, and options to preserve or demolish the building. It is not the role or intent of the Commission to decide (or to attempt to influence the decision) of whether to preserve or raze the Old Recreation Building.

History and Design

According to the Bowen and Collins Code Evaluation of Four Historic Building Report commissioned by the City in 2015, "[The Old Recreation Building] was built in 1909 and had an addition added on the rear end in about 1920." Its original use was as a gymnasium for the Pleasant Grove High School and it has since been used for many purposes including school and community dances, sports and recreation, community events and meetings, rental space for fairs and boutiques

and other functions. It continues to be used today for many of these functions, but is inadequate for others due to design and physical capacity, and to deterioration and disrepair. The original building is a brick structure which, according to Bowen and Collins, is multi-wythe unreinforced masonry with concrete footings and foundations, and a bolt-laminated wood roof truss system. The 1920 addition utilizes slightly upgraded construction methods, but is still assumed to be unreinforced masonry.

The design of the original building and of the subsequent addition is consistent with the architectural styles prevalent at the times of their construction. The original recreation building is a simple rectangle with a pitched gable-end roof running the long direction, and a short parapet wall at the front. In addition to the double entry door at the center of the front wall of the building, the front wall includes four, one and one-half story windows with simple half round arches, three smaller upper level windows, two small round windows, and a round vent. Brick detailing is located at the heads and sills of each opening on the front wall and serve as the building's only ornamentation. Seven windows with a shallow arched-top are arranged in a regular rhythm along each side of the building. The 1920 addition is also rectangular in form and is located on the north short wall of the original recreation building. It has a flat roof and a regular pattern of windows along the north wall on each of two levels, and has virtually no architectural ornamentation. Although the building is simple, it is well designed and accurately represents construction methods, materials, and the formal yet restrained architectural style of the period.

Historic Designation

The Old Recreation Building is listed in the National Register as "contributing" in the Pleasant Grove Historic District, which is an "honorific designation" but does not protect the building from demolition (see appendix, King / Roper emails). If the City elects to preserve and renovate the building, partial funding may be available from Utah State, Federal, or other sources. If the City opts to demolish and local, state, or federal RDA funds are used in the demolition of the building or in the construction of its replacement, the Utah State Historic Preservation Office must be involved in the process and certain mitigations may be required to commemorate the building (*Ibid*). There are no historic designations currently associated with the building that would prevent its demolition. The City has full flexibility to evaluate the historic and architectural significance of the structure and to decide if the building should be renovated or demolished.

Old vs. Culturally and Historically Significant

The age of a building does not necessarily correlate with its cultural or historical value to a community. Many buildings constructed early in the history of Pleasant Grove are not connected with significant people in the history of the City, do not demonstrate unique architectural styles or techniques, and are not integral to the specific history or development of the community. Those buildings, although old, do not generally warrant preservation and are usually best razed to free property for further development of the City. Other buildings in Pleasant Grove do warrant renovation and preservation due to their important place in the history of the community and / or their architectural significance. (The adaptive reuse of the Old BY Academy Building to the Provo City Library is a good example of a building that was culturally and architecturally significant and that warranted preservation). Pleasant Grove's Old Recreation Building has played a role in the

history of Pleasant Grove and is a good example of Utah construction techniques and styles in the early twentieth century. And yet the building is in disrepair and is seismically unstable and would cost \$2 or \$3 million to fully renovate (see Bowen and Collins report, October 2015).

Conclusion

Although not an outstanding sample of early twentieth century architecture, the Old Recreation Building is a reasonably good example of simple and restrained design and represents an important part of the history of Pleasant Grove for some of its citizens. And although the building is currently in disrepair, the building can be renovated and made into a useful community asset if that is the desire of the City. There are no historic designations that prevent or promote the decision to demolish or to renovate.

Council Member Stanley asked if the Historic Preservation Commission had a sense of what type of funds would be available from State, Federal or other agencies. Mr. Curtis responded that they did not have a good sense of what funding was available. However, in their limited correspondence with the State, they were told that around \$6,000 would be available. They had not conducted much research beyond that point.

Council Member Andersen explained that on the Pleasant Grove float that went around the community, there was a picture of the original building façade with a scallop that followed the architectural design of the windows. The image showed that the school added onto the northeast side and the roof line was altered completely. She asked if this impacted the historic significance to the historical society. Mr. Miner explained that when a building is moved back toward its original state and is undergoing a renovation under the guidelines of the State Historical Commission, what they are really looking for is for the building to be returned to its original exterior state. They are less concerned about the interior of the building. In this case, that might include removing the 1920s addition. Council Member Andersen noted that she was referring to the girls' gym portion of the building.

Council Member Stanley asked Mr. Miner if the Historic Preservation Commission has ever worked with the State Historic Commission in demolishing a building. If so, he wanted to know if Mr. Miner had a sense of how much time that would add to the process. Mr. Miner explained that they had not previously worked with the State on this type of endeavor. Usually the State gets involved in commemorating an old building by preserving building bricks, art work, or some other item of historical significance.

7) Discussion on the Pleasant Grove Chamber of Commerce. Presenter: Assistant City Administrator Larson.

Mayor Daniels explained that the discussion of modifying the City's involvement with the Pleasant Grove Chamber of Commerce began one month ago. Assistant to the City Administrator, David Larson, stated that the general consensus from the Council in previous discussions was to give financial support to the Chamber rather than employee support. Lindon has voted to do same thing and is willing to contribute \$10,000 per year to a new Chamber President who would serve both cities. Assistant Larson noted that two Lindon City Council Members provided input. He

explained that the Chamber is excited about the prospect of receiving financial support from both cities and feel strongly about maintaining autonomy as an organization. The right person is needed to run the Chamber in an effective manner. Tonight's discussion pertains to the level of support Pleasant Grove City would like to provide. In the past, they made the determination that \$18,000 of James Dixon's salary would go directly to Chamber efforts. Furthermore, they realized that the City already supported the Chamber as community partner with an additional \$2,000 per year, for a total annual contribution of \$20,000. Assistant Larson asked if this was the same amount the Council would like to continue to contribute.

Mayor Daniels asked if the \$18,000 paid Mr. Dixon's total salary. Mr. Larson clarified that this amount only paid for his time devoted to the Chamber. Mayor Daniels asked about other forms of support the City could lend the Chamber as an autonomous organization. Mr. Larson commented that while they do not need full-time office space, they still need conference room meeting space. The Chamber wants local businesses to be able to meet in Pleasant Grove whether that involves renting conference room space or continuing to meet in the office in the basement of City Hall. The Chamber would also seek City representation on the Board of Directors.

Mayor Daniels asked if the Chamber was in charge of the summer promenade. Mr. Larson explained that this is a City event only. With regard to Chamber events, the Chamber has done events in City facilities in the past, which they reserved through regular channels. Furthermore, the Chamber has been able to use City facilities with the City as the host. They would hope that those types of arrangements could continue. He could not recall any events where a City event had been sponsored by the Chamber. Mr. Larson explained that there has been some discussion that as a separate organization, the Chamber would be willing to step into a more significant role to help with City events. He noted that the Downtown Advisory Board is trying to get momentum for various downtown events and the Chamber has expressed interest in getting involved.

In response to a question from Council Member Jensen, it was noted that the Chamber has put together a job description for the position and is ready to advertise once the details are finalized. As such, they have prepared a preliminary amount they would like to offer as a base salary. They also discussed a commission type of structure to incentivize and grow the Chamber.

Jake Hoyt identified himself as a member of the Lindon City Council and representative of Rock Canyon Bank in Pleasant Grove. Dustin Sweeten was also present and introduced himself as a Lindon City Council Member and representative of Powerhouse Motor Sports located in Pleasant Grove.

Mr. Sweeten recalled that years ago Pleasant Grove and Lindon had a combined Chamber, in which he was heavily involved. He was disappointed when it was disbanded because so much work had gone into its organization. When he came to Pleasant Grove with his business, the Mayor and Council at the time treated him well. He did not get involved with the Downtown Business Alliance because of his disappointment with the disbandment of the joint Chamber. Therefore, when it started to be discussed again he was interested in getting involved. He believes Lindon and Pleasant Grove are connected in many ways. He hoped the joint effort will result in growth for both cities and serve as a way to retain business in the area.

Mayor Daniels asked if Lindon had any intention in matching the financial contribution Pleasant Grove was making. Mr. Sweeten explained that with the \$10,000 they plan on contributing to the position they hope to have to fund a base salary for a quality Director. Council Member LeMone asked if it made more sense for cities to contribute an equal amount. Mr. Sweeten commented that they had to fight for \$10,000 because Pleasant Grove's Chamber is 50 times the size of Lindon's. If both cities were to contribute an equal amount of \$10,000 each, he did not know if they would have enough to hire anyone of quality for the position. Council Member LeMone explained that the hope is that the person would put forth an equal amount of work for both cities and not favor one City over the other. Mr. Sweeten stated that while this is correct, when it comes to business retention efforts, Pleasant Grove has significantly more existing businesses than Lindon.

Mr. Larson commented that the Pleasant Grove Chamber of Commerce has not been actively involving Lindon to this point. Any businesses that have joined and based in Lindon have done so solely on their own discretion. With a change in scope, the joint Chamber would begin actively recruiting businesses for both cities. Mr. Dixon was dedicating 20 hours per week to the Pleasant Grove Chamber, which will remain the same level of work for the joint Chamber. The position will begin facilitating both cities to obtain a higher quality result. While the Chamber currently hosts several networking events, the new position would provide more direct benefits to businesses rather than the group benefits.

Mr. Hoyt explained that Pleasant Grove is four times the size of Lindon, and as such there are four times the number of existing businesses in Pleasant Grove that will need to be serviced. He explained that the Chamber Board discussed this matter at length and this was the arrangement they felt was fair. From Lindon's perspective, it is difficult for them to help existing businesses because they do not have a lot of resources. When they reviewed the proposal, they unanimously approved the decision because they recognized the benefits it will provide to the economy in the area.

Council Member Andersen stated that as Council Members they are excited about economic development and a lot of time has been spent promoting it. She was impacted by the fact that so many businesses have already chosen Pleasant Grove as their preferred location. The Chamber provides numerous teaching and learning opportunities and she considered this money well spent.

Council Member LeMone felt like this was too much for Pleasant Grove to contribute right now. Mr. Larson asked if the amount was too much last year. Council Member LeMone commented that the expense was justified last year because they had one person designated specifically to Pleasant Grove. If they plan to split the cost and wanted this person's contributions to be equal, each city should pay the same amount. Because Pleasant Grove is paying almost double for the position than Lindon, she wondered if they should expect more. Mr. Larson explained that as a City they are not losing any money. He commented that the money they would be paying for a position this year is exactly what they paid last year for the same amount of work. Council Member LeMone explained that her point wasn't that they weren't paying more than last year, but were paying more in comparison to the other city.

Mr. Hoyt noted that the name of the Chamber would be the Pleasant Grove/Lindon Chamber of Commerce.

Mr. Hoyt stated that economic development included existing as well as new businesses. Council Member Andersen explained that while cities have boundary lines, money does not. She remarked that she loves doing business with Lindon. She also asked if home-based businesses were factored in and Mr. Larson answered in the affirmative. Council Member Andersen pointed out that they could always revisit the organization of the Chamber next year and make changes if necessary. After further discussion, Mr. Hoyt stated that someday they would like to see the Chamber become entirely self-sufficient.

Mayor Daniels explained that the City of Pleasant Grove has been funding this organization at about \$20,000 a year and they have received tangible, measurable results. The Chamber Members indicated that they could be more successful as an autonomous organization. He hoped the City could make a small investment that will continue to benefit new and existing businesses. In order to achieve these objectives, however, they need to be funded.

Administrator Darrington noted that there have also been discussions with American Fork about using their Chamber's Executive Director. If as a City they made this commitment to the joint Chamber, entering into any agreement with American Fork would be the decision of the newly organized Pleasant Grove/Lindon Chamber of Commerce.

Council Member Stanley suggested having representation on the board be proportionate to the contribution. Mr. Larson noted that there are 1,387 business licenses in Pleasant Grove and 739 business licenses in Lindon, which equates to a 65/35 percent difference. The consensus of the Council was to move forward. Administrator Darrington said this item would come forward on an agenda as a reallocation of funding.

8) Discussion on street lights. Presenter: Director Beaumont.

Public Works Director, Marty Beaumont, reported that there are 1,817 street lights in the City based on the current audit. As a City they last discussed street lights in the spring, which was a conversation driven by John Goodman and correspondence with American Fork. American Fork recently went through an acquisition of the street lights from Rocky Mountain Power and staff has determined from that information what they will be able to achieve and implement into their systems. Staff asked the auditors to factor those statistics into the audit, which included the total number of lights and cost. Director Beaumont noted that Black & McDonald currently contract with Rocky Mountain Power to service street lights when there is an outage. They also contract through American Fork City.

They received a map from Black & McDonald showing what lights are owned by which cities, which affects the rates Pleasant Grove is charge on these lights. If Rocky Mountain Power owns the lights and they provide either partial or full maintenance, there are costs for each of the levels of service they are providing. Director Beaumont presented a current billing summary, as well as the current rate they are being charged for lights, including maintenance. Some lights are expensive, especially the decorative lighting along Pleasant Grove Boulevard. It was noted that decorative lighting costs as much as \$40 per month per light. Lights that are owned by the City cost less. If they get damaged the City has to pay to replace them, whereas Rocky Mountain Power replaces their lights. He noted that partial maintenance typically entails bulb replacement.

Based on current costs, the City pays about \$16,420 per month, or \$197,040 annually for street lighting. Last year they spent approximately \$219,000 which included other miscellaneous administrative costs. Director Beaumont presented information on what it would cost the City to own their lights, thereby assuming full responsibility. In short, he noted that if they took over full ownership the City would save \$13,247 per month including all maintenance. Repairing lights, solar needs, cleaning, and evening drive-bys would cost around \$4,647 monthly. Maintenance needs would be handled by a contract with Black & McDonald as they have the equipment and personnel who are qualified to meet those needs. Director Beaumont explained that it did not make sense for the City to purchase all of the equipment and hire the personnel needed for maintenance because it was too expensive and the payback was extended to a longer, less feasible timeframe. He continued presenting data and said that while these numbers were still preliminary, staff felt this was sufficient information in presenting their recommendation to assume ownership of all of the City's street lighting.

Director Beaumont explained that the cost of purchasing the street lighting system from Rocky Mountain Power is approximately \$521,000. Last year the City spent about \$220,000 just for that year, which included more than just power and maintenance costs. In planning for unforeseen costs, American Fork set aside an additional \$20,000 in their concept repayment plan and earmarked those funds for repair needs that surfaced later. He explained that with the current budget they do not look seriously at expanding unless the lighting is development related. This needs to be considered as there are areas that are light deficient and \$10,000 to \$15,000 needs to be set aside specifically for new light installations.

Administrator Darrington stated that if they went down this road the City could set up a special revenue fund specific to street lights. They can carry a fund balance in order to plan for future depreciation. He noted that the payback will probably take five years in order to get their return on investment. After obtaining this return, they would clear \$100,000 in revenue in saved expenses, which currently comes out of the General Fund and not enterprise funds. It was noted that the life expectancy depends on the type of light pole. Pleasant Grove has a mix of types. Director Beaumont offered to provide a breakdown of the City's lights. Mayor Daniels asked if they were also looking at the poles that support electrical lines and cables. Director Beaumont explained that Rocky Mountain Power would still own any poles they would need for their utility lines and infrastructure. Fiber glass or steel poles with an underground feed would be owned by Pleasant Grove City.

Council Member Andersen asked about the buyout process. Administrator Darrington commented that they would have to find the money and pay cash to Rocky Mountain Power up front. The City could pay the cost back through an inter loan fund. Mayor Daniels asked what the motivation was for the City to buy versus Rocky Mountain Power to maintain ownership. Director Beaumont explained that Rocky Mountain Power is in the business of providing power, not dealing with street lights and they prefer not to deal with street lights. For years, Rocky Mountain Power indicated a desire to get out of the business. Mayor Daniels asked if the overall price would increase for street lighting with every city purchasing their own system, versus Rocky Mountain Power supplying power to everyone. Administrator Darrington explained that the City is paying Rocky Mountain Power extra to cover administrative costs. There was further deliberation on the risks incurred when assuming full ownership and responsibility of the system.

Council Member Stanley reported that he receives calls from residents about neighborhoods that are less lit than they should be. He asked staff if they had any sense of what the street lighting count should be and if there were any guidelines on the matter. Director Beaumont explained that the City's philosophy in the past has not been to provide pedestrian lighting throughout all developments. Instead it has been to provide safety at intersections and for the pedestrian/automobile intersections that need to be lit. Orem has a street light every 200 feet, and as such they have implemented a street light fee. Director Beaumont noted that he lives in Orem and thoroughly enjoys having lit roadways and sidewalks but this has not been Pleasant Grove's philosophy. As a City they need to determine their own standards and guidelines and determine what they plan to require if they decide to provide lighting for pedestrian sidewalks, extra safety lighting, etc. This type of lighting could also be required of new developers.

Council Member Stanley asked how many cities have ownership of their street lighting systems versus those that still contract with Rocky Mountain Power. It was noted that Rocky Mountain Power still maintains 65,000 lights along the Wasatch Front. Cities that own their lights and contract maintenance needs through Black & McDonald include Salt Lake City, American Fork, Eagle Mountain, Vineyard, Farmington, Centerville, and Syracuse.

Director Beaumont explained that American Fork has realized significant savings, which have been more than enough to cover the cost of repair and replacement of the poles. At the end of the year they want to make sure they have utilized the budget and tried to find a new place to put a light pole. There hasn't been a huge strain financially and it has actually been very beneficial.

Council Member Andersen asked if the City plans to increase much more in terms of road mileage. If so, it should give them an indication of how much lighting expansion would take place given the City's current philosophy on the matter. Director Beaumont stated that many of the new lights will be paid for by developers. Council Member LeMone stated that there are existing neighborhoods that need lights. Council Member Andersen explained that the City's inventory is not going to grow that substantially. Director Beaumont noted that Pleasant Grove has 110 miles of streets with about 12 lights per mile.

Administrator Darrington asked the Council if they should start negotiating an agreement with Rocky Mountain Power. Council Member Stanley commented that the savings were significant and difficult to ignore. City Attorney, Tina Petersen, noted that the street lights would be added to the trust policy and as such they would just be another asset covered under that policy. The Council supported moving forward.

9) Review and Discussion of the October 18, 2016 City Council Meeting Agenda.

The agenda for the aforementioned City Council Meeting was briefly reviewed. Community Development Director, Ken Young, explained that next week there would be 12 items from Community Development, seven of which will be final plats. He mentioned that a final plat for Chrystal View Estates would be a public hearing because they are bypassing the Planning Commission. It involves a simple boundary readjustment within one lot and will not affect the overall plat boundaries of the neighborhood plat. Director Young reviewed three text amendments being proposed relating to residential facilities for people with disabilities, the addition of a Tiny

Homes, ordinance regulated under the accessory apartment ordinance. Westwood Estates will be reviewed and will entail both a rezone and final plat approval.

Item 10G will be an extension request for approval of the Grove Creek Center final plat. Director Beaumont explained that the City sent a letter to the applicant regarding storm drainage issues in the area regarding detention. This has caused delays and the letter included the stipulation that the applicant needs to provide the detention, which was a condition of project approval. The City is still awaiting a response from the developer. In the meantime, this plat expired back in July and staff is recommending a six-month extension.

With regard to Item 10I, an annexation request, there was a resident who expressed a desire to annex a portion of his property on the bench. He wanted the City boundary to match his lot. The City asked the applicant to complete a geotechnical study, which he has since done. Administrator Darrington explained that the City has always been reluctant to extend its boundaries in the bench area because it is difficult for them to provide their services there. The applicant is asking for a few more feet on the back of his property. No additional services will be required and the annexation will have no impact on the City's infrastructure. The primary question is whether this will set precedent. There was further deliberation on what policy standards the City should follow on the matter.

Item 10J involved a resolution to enter into an Interlocal Cooperative Agreement with Utah County and Cedar Hills regarding Canyon Road (100 East). Administrator Darrington explained that 100 East has been a State road for a long time. When North County Boulevard was constructed, the County and State entered into an agreement that North County Boulevard would become a State Road and 100 East would become a County Road. Most County roads are not within City limits. Most roads are rural in nature and have had minimal maintenance. About two years ago, the City began discussions with the County and they indicated they wanted to give the road to the City. As such, the County received a grant from MAG to make needed improvements with the current width of the road. On the staff level, Pleasant Grove and Cedar Hills decided they did not want to take the road on and expressed this to the County. At that point they asked the County to use the MAG money to improve the road, retain ownership, and assume responsibility of all chip sealing and signal maintenance for 30 years. At the end of the 30-year period, the ownership would revert back to the two different cities. Administrator Darrington reviewed the tentative agreement and noted that if the agreement is passed the County will make the improvements next year. Director Beaumont stated that the concept was to make this a safe access way as well as reconstruct the road. The MAG funding would be used to widen and provide a safe shoulder. No sidewalks were to be added as part of the project.

Council Member Andersen asked if the City would be assuming any financial responsibility with the project. Administrator Darrington explained that they would not need to spend any money on construction. The project will cost \$9.3 million and will be covered by a grant, UDOT, and County money. The City will pay for snow removal at a cost of approximately \$2,000. The City would also expend funds for striping and signage. Overall, the annual costs were minimal compared to the benefit received from the road. Administrator Darrington indicated that he would have the final costs available next week. Mayor Daniels asked to see a comparison of what was to be spent on the road versus what will be spent on the road as a result of the agreement.

Item 11A was to be a continuation of the discussion regarding the location of the fire station. Administrator Darrington explained that the Council should have received all of the feedback and electronic comments submitted via the website. Council Member Stanley asked how phasing would occur at two different locations. He stated that they need objective data driven information that can be quantified. They need to get to the heart of all of the numbers so that they can be confident with the public that they have done everything they can to make the best objective decision. Administrator Darrington stated that staff has various sets of data and numbers. The Public Safety Building Committee made a summary and numbers were provided by the architect. All of the information was to be provided to the Council.

Mayor Daniels asked Fire Chief, Dave Thomas, to also provide information on response times from both sites with and without sirens and lights.

10) Neighborhood, Staff, Council and Mayor Business.

At the request of Mayor Daniels, Chief Smith discussed the use of body cameras. He explained that in 2014, they began using body cameras, which were purchased a few at a time. The cameras are relatively inexpensive at a cost of about \$100 each. The issue of body cameras varies because all of the bugs have not been worked out. Up to this point they have had car camera systems, which have been valuable. Body cameras have also been valuable; however, it did not take long before they filled the server they had been using for car cams to capacity by adding footage from body cameras as well. Through grant funding, they were eventually able to purchase a new server.

House Bill 300 mandates how and when to use body cameras the law does not require cities to use body cameras but says if you do have them here are the rules. After about two months of following the laws the servers were again filled to the point that officers had data on their body cameras that could not be downloaded because they had nowhere to put it. Chief Smith explained that while some numbers have been reported in the media of servers costing around \$15,000, servers only provide about one year's worth of space. Another critical aspect is data management. Officers were spending time during their shift simply managing their body camera data. The Police Department searched for software that was non-proprietary that would help manage data. The in-car camera system has software that manages the data for them. However, they have had problems with data being erased that isn't tagged after a certain amount of time. This is something they would need to avoid with any new management software for the body cameras. These issues created issues for officers, records clerks, and the prosecutor's office.

Redaction was identified as another issue. It was reported that some software companies have claimed that they can sell software to redact files. Chief Smith explained that when he gets a request for a video file and it contains private information, such as footage of a private resident, those images need to be obscured, which can be a huge undertaking. The software they have looked into for this is very expensive. He stressed that this is an ongoing issue that police departments throughout the country are facing.

Administrator Darrington explained that there may be some legislative changes in the next session that may make it more palatable. Furthermore, technological advances may also help alleviate the burden. Chief Smith explained that the law differs from the bill and adjustments have already been

made. For example, the law does not currently specify that all departments in Utah have to have a body camera program. This was negotiated out of the bill because of money. Agencies throughout the U.S. have expressed similar issues. Chief Smith indicated that he would keep the Council apprised of changes. Administrator Darrington added that the Council would discuss this in greater detail at the next budget retreat. Chief Smith reminded those present that they are still using in-car cameras and body microphones so everything is still being picked up on an audio feed that is recorded.

Mayor Daniels wanted to bring this up in light of the onslaught of political ramifications that are taking place currently and criticisms expressed by public officials. Sometimes stories are sensationalized in the media and without the other piece of the puzzle conclusions are drawn, which is dangerous. They now have the ability to negatively impact a situation without gathering all of the facts. Now that the Council has more information, they can answer questions from the public and put minds at ease.

Director Young reported that he recently attended several conferences where it was mentioned that State Code does not require the Council to approve final plats. This can instead be an administrative function and many cities have found that this simplifies the process. There is a requirement for a plat public hearing which is held with the preliminary plat at the Planning Commission level. By the time a final plat comes to the City Council all of the engineering issues will have been addressed. Director Young suggested that at some point in the future the merits of making plat approvals an administrative function be discussed.

Director Young reported that staff is in discussions with USU Extension Services, which has expressed a desire for their architects to get involved in moving forward with the Downtown Advisory Board to update the Downtown Master Plan. USU Extension Services can provide graphics and be of benefit in the process.

Library and Arts Director, Sheri Britsch, reported that the Library has 14 programs this week. She noted that the elevator bid is closing this week. Chief Thomas announced Fire Prevention Week and mentioned that there will be an Open House on Friday evening and Saturday. Chief Smith announced that Beards for Santa officially starts in November; however, officers who pass their PT test can begin growing facial hair in October. The program generates money by allowing officers to grow facial hair. The funds are then donated to the Sub for Santa project. The cost is \$25 per month to grow a goatee and \$50 per month to grow a beard.

Council Member Stanley asked if there were any updates on the Hammons. Attorney Petersen reported that they have petitioned the court for the next quarter of their budget and the bond payment was included in their budget. There was brief discussion on the final session of the Finance Academy.

Mayor Daniels reported that he will be out of town for one week beginning on Saturday.

11) Adjourn.

ACTION: Council Member Walker moved to adjourn. Council Member Jensen seconded the motion. The motion passed with the unanimous consent of the Council.

The meeting adjourned at 8:38 p.m.

The minutes of October 11, 2016 City Council Work Session were approved by the City Council on November 15, 2106.

Kathy T. Kresser, City Recorder, MMC

(Exhibits are in the City Council Minutes binders in the Recorder's office.)