

**Pleasant Grove City
City Council Meeting Minutes
Work Session
October 28, 2014
6:00 p.m.**

PRESENT:

Mayor: Michael W. Daniels

Council Members: Dianna Andersen
Ben Stanley
Cindy Boyd
Cyd LeMone
Jay Meacham

Staff Present: Dean Lundell, Finance Director
Scott Darrington, City Administrator
David Larson, Assistant to the City Administrator
Marc Sanderson, Fire Chief
Britt Smith, PGPD Lieutenant
Tina Petersen, City Attorney
Ken Young, Community Development Director
Lynn Walker, Public Works Director
Sheri Britsch, Library and Arts Director
Kathy Kresser, City Recorder

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 Council Members Andersen, LeMone and Stanley were present. Council Members Meacham and Boyd arrived later.

2) **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Council Member Andersen.

3) **OPENING REMARKS**

The opening remarks were given by Council Member Stanley.

4) **APPROVAL OF AGENDA**

Mayor Daniels explained that the meeting would be moved to take place at the old Recreation Center for Item 5 in order to accommodate more people. Additionally, an Executive Session was to take place at the conclusion of the Work Session.

ACTION: Council Member Stanley moved to approve the agenda as written with the changes described by Mayor Daniels. Council Member Andersen seconded the motion. The motion passed with the unanimous consent of the Council.

Note: The meeting relocated to the old Recreation Center.

- 5) **Continued Item: Public Meeting to receive comments regarding the proposed Public Safety Building Bond that is on the November 4, 2014 General Election ballot. At the public meeting, the City Council will allow equal time within a reasonable limit, for the presentation of the arguments in favor of and against the ballot proposition.**
**Continued from the October 21, 2014 Meeting.*

City Attorney, Tina Petersen, explained that a new State Statute has recently been enacted called the Ballot Transparency Act. The purpose of the law is to allow an equal amount of time within a reasonable limit, to each side of the ballot proposition debate. Each side will be given equal opportunity to provide oral testimonies. The meeting shall take place no more than 14, but at least four days before the determination day, or Election Day. Attorney Petersen explained that the law requires that the meeting be held at or after 6:00 p.m. and a digital audio recording must be provided no more than three days after the meeting. The audio recording must be published on the State Public Information Website, the Pleasant Grove City Website, and copies of the meeting must be made available to the public at City Hall. Attorney Petersen noted that City Recorder, Kathy Kresser, will have the audio recording available within 24 hours.

Mayor Daniels invited those wishing to make comments for each side to step forward. Administrator Darrington noted that each side will be allotted a total of 20 minutes to present their arguments. The time was to be divided between the number of individuals speaking on each side. There were eight citizens speaking in favor of the bond. They were directed to limit their comments to 2 ½ minutes each. There were six citizens speaking in opposition to the bond and they were directed to limit their comments to 3:20 each.

Clifford Sorenson gave his address as 1710 Blackhawk Circle and expressed opposition to the bond. He stated that he and his wife moved to Pleasant Grove three years ago and they love the area and the growth that is taking place. He was not opposed to the proposition because of issues he has with any member of City staff. Rather, he stated that the City has other obligations that need to be fulfilled first, such as providing good, safe streets and roads.

Brandon Fugal gave his address as 3059 North Millcreek and was in favor of the bond proposition. He referenced a comment made by Mr. Sorenson that Pleasant Grove is a modern, progressive city. Mr. Fugal commented that that the City cannot be modern and progressive and continue with facilities that do not even meet City code. He is a fifth generation citizen of Pleasant Grove and he expressed his love for the City. Additionally, he is the Principal Owner and Chairman of the largest commercial real estate firm in the intermountain west.

Mr. Fugal stated that he has seen firsthand how inadequate the City's physical facilities are and found it to be embarrassing. He remarked that it is an issue that the City has faced for decades. Mr.

Fugal was of the opinion that for major developers to have to meet with members of staff in crowded rooms in the basement of the Police Station is intolerable. He felt it was critical that the City have the needed facilities in place. To have the Utah Taxpayers Association endorse the bond was a compelling reason to vote in favor of it.

Matthew Yates gave his address as 1225 Nathaniel Drive and stated that he is a nine-year City resident and a graduate of Pleasant Grove High School. He explained that last year, a few months after completing Marines Corps training, he was involved in a serious accident on 200 South. Within a few minutes, paramedics arrived on the scene and determined that his injury required immediate transport to Utah Valley Regional Medical Center in Provo rather than the closer hospital in American Fork.

Mr. Yates stated that this key decision literally saved his life. He had sustained a traumatic brain injury and was required to go into surgery where two inches of the left temporal lobe of his brain were removed. Mr. Yates stated that he is alive today because of the rapid response and professional training of Pleasant Grove's first responders. He continued that there is no other place where he would rather raise a family of his own than Pleasant Grove. He stated that Pleasant Grove has undergone tremendous growth in the past few years and if any of the rising generations feel the same, it will continue to grow.

Nearly 2,000 kids attend Pleasant Grove High School and if many of them also choose to live in the City, much larger public facilities will be needed. While not everyone in the community will require the services of the Police and Fire Department, there are many citizens who will need their assistance at some point in the future. Mr. Yates remarked that perhaps there are members of the audience who have family members or friends who have needed their services. He was grateful that the City's first responders were on the scene quickly and ultimately save his life.

In closing, Mr. Yates mentioned that while he was recovering from surgery, Chief Sanderson paid a personal visit to his family. He stated that the City's emergency personnel deserves the best equipment and facilities the community can provide and reasonably afford.

Bud Lethbridge gave his address as 950 South 1500 East and stated that he has been a Pleasant Grove resident for the last 15 years. While he supports the Police and Fire Departments, he was not in favor of the bond proposition. He recounted a time in his life when his family needed to purchase a new car. While they would have liked a brand new car, they purchased an inexpensive, used car that met their needs. He likened this experience to the situation the City is facing with the Public Safety Facility. Mr. Lethbridge stated that the City has many other issues relative to safety, such as roads. Furthermore, he expressed concern with the City's ability to pay for the bond and noted that several neighboring cities have been able to construct new buildings for much less money than what is being proposed here. For example, Riverton City recently built a new public safety facility for \$208 per square foot. Pleasant Grove's Public Safety Facility is proposed to cost over \$300 per square foot. He concluded that the City should be able to do more for less.

Debbie Hong gave her address as 992 East 100 North and expressed her support for the bond. She supports it because she used to work with victims of child abuse, sex crimes, and violent crimes. Ms. Hong stated that most of the individuals in attendance will never know about the types of crimes she has seen firsthand because of the work done by the City's public safety personnel. She explained that they put their lives on the line every day; not just physically, but emotionally and they deserve the community's respect and support.

Ms. Hong explained that part of her job included traveling to various public safety facilities around the state and Pleasant Grove's facilities are among the worst. More specifically, privacy is a major problem as victims are often sitting within feet of their perpetrators while waiting in court. Last, Ms. Hong thanked the Council for their support and leadership.

Doug Reneer gave his address as 1327 North 1520 West and agreed that the City's Police and Fire Departments need more work space. He also agreed with Mr. Lethbridge that a better approach should be taken. Mr. Reneer referenced a book written by Amanda Rippley, an investigative reporter for *Time* Magazine. He described the nature of Ms. Rippley's book, which contains an overview of her research on why some groups survive disasters while others do not. Mr. Reneer noted that the book explains that public officials often focus on what makes their job easier. Ms. Rippley concluded in her book that public officials at times overlook and neglect the needs of the citizenry. Mr. Reneer was of the opinion that while a new Public Safety Building is needed, some of the City's basic needs are being ignored such as roads and water pressure.

Darrold McDade gave his address as 671 South 1500 East and commented that it is ironic that this discussion is taking place in the old Recreation Center. He indicated that he voted against the bond last year, which he felt at the time was the right decision. However, as he watched the process this year, he changed his mind. Mr. McDade explained that the City has put forth the effort to inform the public, and remarked that there were more people who attended this meeting than he has ever seen before at a public meeting. Furthermore, Mr. McDade stated that he trusts the City's leadership more this year than he did last year.

Randy Kummer gave his address as 1613 East 400 South and thanked the Mayor and Council for all of the work they have put into addressing the issue. He was supportive of the Police and Fire Departments getting a new facility but he wanted to see the project developed at the right price. Mr. Kummer agreed with the comments made by Mr. Lethbridge. He shared financial figures obtained from Zwick Construction, of various fire stations they have built. He reported on the following project costs for the following cities:

- Riverton - \$3 million;
- East Millcreek - \$2.5 million;
- Magna - \$3.8 million;
- Millcreek - \$2.9 million;
- Park City - \$3 million;
- Rosecrest - \$4.5 million.

Mr. Kummer stated that if the bond does not pass, he hoped the City would not give up on the project. Instead, he would like to see the total project cost reduced. He explained that as he has visited with other residents on the issue, the consensus has been that if the bond were closer to \$9 million, they would be more inclined to vote in favor of it. Last, Mr. Kummer commented that he does not like the proposed location for the Public Safety Building, as it will be too crowded.

Curtis Miner gave his address as 2282 North 1050 West and stated that he has been a resident for approximately 11 years. He is an architect and business owner and was asked to serve on the Blue Ribbon Committee. Mr. Miner explained that during the 2014 planning session, the City Council made a strategic decision to develop and present information to the citizens that was comprehensive enough to allow them to decide whether to approve a general obligation bond to fund the design and construction of a new Public Safety Building. The City Council hired MOCA Systems to provide project definition and programming services, budget projections, conceptual and architectural design, and bond process consulting services.

Mr. Miner explained that the Blue Ribbon Committee was asked to provide community-based technical review and validation of MOCA's process and its findings. They were also asked to assist in the development of relevant information that could be presented to the citizens. From his perspective, Mr. Miner stated that the programming and budgeting work completed under the direction of MOCA was comprehensive and accurate. Careful consideration was made to look at multiple options. Furthermore, they reviewed several regional examples of similar projects to comply with National standards for programming and space allocation for this type of facility. Significant input was also put forward by the Pleasant Grove Police, Fire, and Court Departments and citizens serving on various committees. The construction budget developed by MOCA was generally consistent with those of other facilities when corrected for inflation of current and projected construction market conditions and other factors.

Mr. Miner explained that the construction budget that was part of the information developed by MOCA was \$233 per square foot, which equates to about \$9 million. The bond is for more than this amount because it also includes all of the soft costs. He was of the opinion that the real numbers are within the realm of other neighboring projects. Mr. Miner concluded that the information developed by MOCA was accurate and represents a good beginning for the citizens to make an informed decision.

Drew Armstrong, a Planning Commission Member, stated that he is a 14-year resident. He explained that satellite stations are being built in neighboring cities and the main administrative stations for each have already been built. The administrative stations are where trucks are parked. Commissioner Armstrong noted that Riverton, specifically, has several fire stations.

Commissioner Armstrong referenced when Mayor Daniels announced that he would run for Mayor. He recalled that Mayor Daniels never stated that he was opposed to the Public Safety Building or the bond. Rather, he stated that the City needed to undergo more processes involving the public and obtain as much information as possible. With that mandate, Commissioner Armstrong stated that Mayor Daniels provided the citizens with the opportunity to get involved and participate. Furthermore, he recalled that the Blue Ribbon Committee made a nearly unanimous vote that this bond was the right decision, as was the proposed facility location.

Commissioner Armstrong acknowledged that the City has needs other than the Public Safety Building, such as roads. He recognized, however, that both issues need to be addressed. He explained that if the City waits another two years to approach this issue again, they may be able to reduce the project costs by \$ 1 or \$2 million; however, construction and interest rates may increase. Last, Commissioner Armstrong stated that Mayor Daniels asked the citizens to get involved. They did and this is the proposal they came up with.

Lisa Liddiard gave her address as 1095 East Canyon View Lane and stated that she bases her decisions on what is written in the Constitution. Ms. Liddiard explained that cities have gotten into a trend of bonding. She stated that the founding fathers implored governments to only borrow money in times of war or unforeseen emergencies. She commented that the Public Safety Building needed to be constructed years ago, however, it was pushed back another year.

Ms. Liddiard expressed opposition to the bond and stated that currently the federal government has trillions of dollars' of debt. The State of Utah has billions of dollars of debt, and Pleasant Grove City has millions of dollars of debt. The County is about to pass a new public transportation bond that will affect taxpayers, and 25 new taxes are attached to ObamaCare, which will be implemented next year. With regard to ObamaCare, everyone will be required to either pay a premium or be fined. Ms. Liddiard remarked that the premiums appear to be high.

Furthermore, the City needs new water pipes, which will also cost millions of dollars. The Hammon's property costs around \$1.5 million per month, and unless the City renegotiates the associated contract in January, the City will be responsible to paying that bill as well. Ms. Liddiard noted that the City has been subsidizing the pool, recreation center, golf course, the Lion's Club, the senior citizens' center, and the library. These subsidies could be eliminated to pay for the Public Safety Building.

Ms. Liddiard explained that the roads need to be addressed. She mentioned that the City has considered funding them through an additional tax. She commented that the Blue Ribbon Committee was established to vet all options and she believed their alternative options were never fully vetted. In order to have those options vetted, the City Council would have needed to vote to have these options included in the overall project plan. However, the plan was never changed and votes were not taken on the options proposed by the Blue Ribbon Committee. Ms. Liddiard stated that the City only considered constructing a new facility, rather than renovating the existing one. She stated that all bonds come with interest, which could potentially double or triple the debt by the end of the 20-year period. Ms. Liddiard remarked that the four-block plan for the Civic Center would be considered socialism. She was of the opinion that it needs to be voted out as well.

Troy Christiansen gave her address as 1100 East 100 North and stated that she is a stay-at-home mom. She is a daughter of a Marine, and a granddaughter of a Marine who fought in Hiroshima. Ms. Christiansen stated that troops need to be supported and explained that there are troops on our home turf who protect the public every day. She noted that these men and women who serve as Police and Fire personnel miss Christmas and most other holidays. She stressed that as a community these men and women need to be remembered and the community needs to do everything possible to support them. She was of the opinion that the public is failing to do their part.

Ms. Christiansen was told that if she votes for the proposed bond she is a socialist and unpatriotic. She emphasized that she has made huge sacrifices by watching her father do two tours, living in Korea, and growing up fatherless so that her dad could support his country. In conclusion, she implored those in attendance to remember the sacrifices made by Pleasant Grove's fireman, policeman, and City officials when they vote on November 4.

John Johannesmeyer gave his address as 1069 West 810 North, and acknowledged the Police and Firemen in attendance. He expressed his appreciation for their service. Mr. Johannesmeyer had issues and reservations with the proposal and explained that five or six years ago the public voted

on secondary water. His water bill is now about 80% higher than previously communicated. He was concerned about the bond amount not covering all of the costs, which would equate to more expenses in the future. He did not like having his wallet attacked, especially when there has already been a vote on this issue. Last, Mr. Johannesmeyer spoke about government and commented that elected officials serve as representatives of the people.

John Stevens gave his address as 30 North 300 East and provided a recap of the discussion points presented, both for and against the proposal. He was in favor of the bond based on the facts presented. Mr. Stevens stated that the facts need to be examined and the public needs to realize that the current facility doesn't meet the current code requirements.

Mr. Stevens spoke about economic development and pointed out that in order to pay for roads and other necessities, the City needs to attract more businesses to generate additional sales tax revenues. He stated that businesses will not want to locate in the City unless there is adequate fire and police coverage. Mr. Stevens stressed that the City needs to be responsible with its money and how it is spent. He explained that the police currently store evidence in an elevator shaft because they don't have appropriate evidence lockers. Mr. Stevens stated that the citizens expect the police and fire personnel provide the highest level of service during times of need and now is the time for the public to approve the bond.

Kristy Belt gave her address as 266 East 1640 North and stressed the importance of safety. She considered fire and police protection far more important than road repairs. Ms. Belt noted that there are policemen who visit and patrol all of the City's schools to keep them safe. She remarked that she hates that the water is expensive and that the roads have potholes. However, that was not the issue tonight. The issue was that the public is being asked to provide public safety, not for the policemen or the firemen, but for the citizens.

Sandi Carter, a four-year resident, gave her address as 2708 North 4500 West. She has never been so involved in a public project as she has been with the Public Safety Building. Ms. Carter was of the opinion that the proposed facility is not a want, but a need. She expressed concern with the community's safety and well being, as well as that of the police and firemen.

Ms. Carter had the honor of completing the Citizens Academy and remarked that what she learned was shocking, eye-opening, and very scary. It was difficult for her to witness the level of danger the police and firemen face every day. She commented that the current facility is unsafe and if she wanted to walk into that building and open fire, she could easily kill a few people in a matter of seconds. The reception area does not have bullet-proof glass, which makes it unsafe for victims to wait in the same lobby as their perpetrators. Furthermore, because there is no privacy, everyone in the lobby can hear about the private and traumatizing experiences of other victims. Last, Ms. Carter stated that she plans to vote in favor of the bond. She encouraged others to do the same.

Mayor Daniels closed the public meeting and noted that the meeting was held in accordance with a new requirement set forth by the State Legislature. He pointed out that no presentation from the City was made, as the sole purpose of tonight's meeting was for the public to be given an opportunity to speak on both sides of the debate.

Mayor Daniels explained that with regard to the Hammon project, the bill per year for that bond is \$1.5 million, rather than per month. Right now the citizens are not responsible for paying this, because the Hammons Group has been paying for it twice a year, every year since they first

defaulted five years ago. The bond was renegotiated from a tax exempt bond to a taxable bond. Mayor Daniels stated that the Hammon's Group has invested \$5 million for construction and \$7.5 million toward the bond. He thought it seemed unlikely that they would walk away from a \$12 to 13 million investment in property that is worth around \$18 million. Mayor Daniels explained that the Council will discuss this matter and make a decision regarding renegotiation of the contract so that the bill does not fall on the citizens. He noted that the Hammon's property comprises about one-third of all of the City's bonds.

The other two-third are for roads, the recreation center, and water facilities. Every bond has a revenue source specifically associated with it, as well as a retirement date. The reason bonds are created in this way is to prevent them from becoming a permanent tax on the citizens. In other words, when the bond is paid off, the debt goes away. If a new project comes along, it is presented to the public again for a vote. Mayor Daniels stated that Pleasant Grove is in good shape financially and invited those in attendance to speak with Finance Director, Dean Lundell.

Mayor Daniels explained that there are five forms of government, according to the State Constitution. The Mayor is the head of the City Council and does not vote, except in the case of a tie. Furthermore, he represents the City Council to the people in all ceremonial functions. The Mayor is the Chief Executive Officer of the City, signs documents, has no veto power, and is responsible to supervise the hiring and the firing of all City personnel with the advice and consent of the City Council.

Mayor Daniels explained that there were many who voted for him for many different reasons. To find out whether or not there was a unified voice, everyone who voted would need to respond. It is the same question the public has to answer in deciding on the bond. Pleasant Grove has a population of approximately 35,000, and all likely have their own reason for voting for or against the bond. Mayor Daniels stated that if there is an area that can be improved upon, it is that of requesting more information from the citizenry. He explained that the City has done everything possible with the money and time given to put the matter before the public. He stressed that while not all potential options have been presented, the material relating to this particular proposal has been thoroughly researched.

In conclusion, Mayor Daniels asked the public to cast their vote on whether they would like the City to take the next step and gather engineers and architects to drive the cost of the project down by developing it in the most efficient way possible. Mayor Daniels encouraged all to be gracious to one another.

6) **Further discussion on the proposed assisted living center on the Steve Allred property located at approximately 100 North Main.**

Note: The meeting reconvened in the Council Chambers at 7:20 p.m.

Mayor Daniels stated that Item 6 needs to be continued since Mr. Allred was unaware that the above item would be on tonight's agenda.

ACTION: Council Member Stanley moved to continue discussion on the proposed assisted living center on the Steve Allred Property indefinitely. Council Member Meacham seconded the motion. The motion passed with the unanimous consent of the Council.

7) **Continued Item: Public Hearing to consider for adoption an Ordinance (2014-40) amending the Pleasant Grove Transportation Master Plan regarding the removal of a planned roundabout at the intersection of 1000 South and Locust Avenue. (SCRATCH GRAVEL NEIGHBORHOOD)** *Presenter: Engineer Lewis *Continued from the October 21, 2014 Meeting.*

Engineer Lewis explained that the above item was discussed a few weeks earlier. He noted that the desired level of service at the intersection was specifically reviewed. Overall, the intersection currently operates at a level C. In looking at the intersection as a roundabout, the eastbound approach at 1000 South is the worst, operating a level D. Engineer Lewis explained that the level of service is rated on the A through F schedule. A is the best level of service, and F is failing. A four-way stop at build-out would have an overall D level rating, with an F level rating on the eastbound approach.

Engineer Lewis noted that staff looked at the level of service that would be provided with a traffic signal, however, there is very limited count data. He explained that the peak hours are monitored to collect additional information. Engineer Lewis stated that based on the peak hours, a traffic signal would be warranted. However, it is better to have a broader need other than just during the peak hours. If it is not busy the rest of the day, the few cars that pass through the intersection are waiting for extended periods of time for the light to turn green. Engineer Lewis commented that it is difficult to predict traffic that does not yet exist. He was of the opinion that the left turn volume will not be significant.

Mayor Daniels asked if there is a current project that will drive the construction to take place right away. Engineer Lewis stated that there currently aren't any applications being reviewed. Mayor Daniels remarked that it may be better for the City to wait to make a decision until a proposal comes forward.

Note: Council Member Andersen re-joined the meeting at 7:27 p.m.

Council Member Boyd asked of the cost of installing a roundabout would be divided among the four property owners. Engineer Lewis explained that installation of a four-way intersection would also be the City's responsibility, not just that of the property owners. He speculated that any other improvements would also be paid for by the City. Council Member Boyd concluded that the City would be subjecting itself and the property owners to an exorbitant amount of money for improvements to an intersection that currently may not be needed.

Engineer Lewis explained that if the City were to build the intersection today, it would cost around \$230,000, which could include a traffic light. The City owns the right-of-way, and if a four-legged intersection were to be constructed, it would cost around \$250,000. Council Member Boyd made reference to maps detailing the roundabout concept and property impacts and stated that a significant amount of property would be taken from the property owners to construct the roundabout. Engineer Lewis reiterated previous points made regarding the efficiency and level of service of a four-way stop during peak hours.

It was noted that currently there is not a stop sign on Locust. Mayor Daniels remarked that a two-way stop may be an option that has not been fully assessed, considering eastbound and westbound traffic conditions. There was further speculation over this option. Using a property impacts map, Engineer Lewis reviewed whether the size of the roundabout could be reduced. If the roundabout

were smaller, the amount of land needed would decrease from 5,000 square feet to 3,150 square feet. Therefore, the footprint of the roundabout could be decreased.

Council Member Meacham asked if the same safety requirements were being met with the smaller roundabout as they would be with the larger roundabout. Engineer Lewis answered in the affirmative and added that the smaller roundabout could potentially slow traffic down even more. Council Member Meacham asked what percentage of the count accounts for trucks. Engineer Lewis did not have an exact number but noted that it was a very small percentage.

Mayor Daniels opened the public hearing.

Jonathan Bushnell noted that he owns the property on the northeast corner of the proposed roundabout. He expressed concern with the overall impact a roundabout would have on his property. He noted that the roadway itself and the roundabout would require about 9,000 square feet, which is significant. Mr. Bushnell stated that there are about three developers looking at possibly purchasing the property and all have said that if the roundabout is constructed they will no longer be interested.

Mr. Bushnell was also concerned with the overall cost of the roundabout and the intersection. He pointed out that it would be a very shallow roundabout for traffic heading south on Locust. He was of the opinion that traffic will not slow down. He stated that this will cause several accidents, especially if the speed limit is increased at some point in the future. Mr. Bushnell explained that a four-way stop would require everyone to stop, and cars turning left can do so safely. Furthermore, any accidents that occur at a four-way stop will occur with cars going no more than 5 mph.

Council Member LeMone asked Fire Chief, Marc Sanderson, what his opinion would be from a safety standpoint of having a roundabout in the proposed location. Chief Sanderson did not have specific data relating to the number of accidents they have responded to in the area. He did, however, comment that he has observed that pulling up to stop at that intersection can be dangerous for southbound traffic due to a white fence that obstructs visibility.

Jennifer Baptista gave her address as 32 North 1300 East and stated that Pleasant Grove's citizens have been strapped financially in the past because of master plans. She expressed concern with long-term plans that don't provide solutions. As a citizen, if the City has to pay Mr. Bushnell for a portion of his property in order to construct the roundabout, she personally did not want to have to help pay for it. Ms. Baptista stated that the City shouldn't be taking his property in the first place.

Mayor Daniels explained that the difference between the smaller and the larger roundabout would be about 15 feet, and a cost difference of about \$4,000. A traffic signal would cost an additional \$120,000. He concluded that the least expensive option would be either a four-way stop or a two-way stop, even though the level of service would be affected. He reiterated that it is difficult to make a decision due to the lack of data.

Lisa Liddiard gave her address as 1095 East Canyon View Lane. She was of the opinion that if there are other options that don't infringe on the property rights of citizens, the City should pursue them.

There were no further public comments. Mayor Daniels closed the public hearing.

Council Member Andersen asked if there was a date certain for when the eastbound road will be built. Mayor Daniels responded that if Mr. Bushnell is speaking with developers, there is a reasonable expectation that they will be required to put in at least a portion of the road. Additionally, if a four-way stop is constructed and it delivers poor performance, the intersection can be evaluated for a traffic signal.

Council Member Andersen pointed out that the majority of the people who will use 1000 South will be Lindon residents. She asked if there is an interlocal agreement in place with Lindon City. Mayor Daniels responded that there are agreements in place with all of the adjoining properties. Attorney Petersen added that the City currently does not have anything in place for the specific section of the road to which Council Member Andersen was referring. It was noted that 100% of the road is in Pleasant Grove, although a couple of years ago the City boundary was adjusted. It was, however, unlikely that Lindon will participate.

Mayor Daniels explained that six years ago, Pleasant Grove had an agreement with Lindon, and the two cities planned to meet quarterly. It was decided at that time that any address on 1000 South would be a Pleasant Grove address. There was continued discussion. Mayor Daniels stated that it would be important for the City to refresh their discussions with Lindon City. Council Member LeMone suggested that this meeting take place before the end of the year. It was noted that Pleasant Grove also used to meet quarterly with Cedar Hills.

Council Member Meacham explained that he has approached this matter by assessing four different factors. They were identified in the order of importance as:

1. Safety;
2. Impact to the Citizens;
3. Cost; and
4. Impact to the Adjacent Property Owner.

He was of the opinion that the roundabout would provide the highest level of safety. It will incur less damage in the event of an accident because all cars are headed in the same direction when approaching the intersection. Furthermore, roundabouts are designed to reduce speeds.

Council Member Meacham preferred to see a smaller version of the roundabout because it would limit the impact to the citizens and there would not be much of a cost difference. He stated that a traffic signal is less appealing because signals are designed only for peak hours and there would be more delays at other times of the day. He concluded that in light of the fact that the Planning Commission, engineering staff, and Horrocks Engineering all recommended the roundabout, he felt it should not be removed from the master plan.

Council Member Stanley agreed with Council Member Meacham's remarks and felt it was more of an engineering question than a Constitutional question. There will need to be the dedication of land, regardless of which decision is made. Furthermore, the master plan was already in place at the time Mr. Bushnell purchased his property. Council Member Stanley stated that due diligence should have revealed that a portion of this land was intended to be dedicated for this purpose.

Although there may be some costs to the City, they are expenses that will go toward a workable solution.

Council Member LeMone commented that it is difficult to assess safety because there isn't any data available. She stated that there is a reason why there aren't more roundabouts in the City. Council Member LeMone felt there could be other alternative solutions without taking so much land. Council Member Boyd expressed concerns with the City's debt and finances and the responsibility the City would to install a roundabout. Council Member Meacham stated that the City would only preserve the right-of-way to put in the roundabout. Council Member Andersen asked Mayor Daniels to share his opinion. Mayor Daniels did not consider a roundabout to be necessary and felt that a four-way stop would be a viable alternative. As the road continues to Lindon, it can become a more formalized intersection with a traffic light.

ACTION: Council Member Boyd moved that the Council approve the proposed removal of plans to construct a roundabout at the intersection of 1000 South and Locust Avenue from the Pleasant Grove City Transportation Master Plan; and adopt the exhibits, conditions, and findings contained in the staff report. Council Member Andersen seconded the motion. A voice vote was taken, with Council Members Andersen, Boyd, and LeMone voting "Aye," and Council Members Meacham and Stanley voting "Nay." The motion passed 3-to-2.

8) Discussion on agenda items for the November 5, 2014 City Council Meeting.

City Administrator, Scott Darrington, noted that the first item will be removed from the agenda, as it has already been discussed. Item B will be a public hearing to consider adoption of an ordinance to adopt an addendum to the Pleasant Grove City Storm Drain Management Plan. Engineer Lewis explained that this is an annual review and the updates have been submitted to the State. The addendum needs to be formally adopted by the Council.

Item C involves a resolution authorizing the Mayor to sign the Third Addendum to the Solid Waste and Recycling Collection Agreement with Allied Services for the purpose of extending the term of the service contract. Administrator Darrington noted that this item was discussed at the last meeting. He explained that if the contract is renewed for five years, Allied Services will reduce the rate by \$.10. Representatives from Allied Waste will attend the meeting to present the proposal again.

Item D involves approval of a final plat for the Deer Meadow Lane Subdivision. Community Development Director, Ken Young, stated that this is a subdivision with three lots, including a flag lot. Item E will be for a resolution declaring a 2003 GMC Sierra Truck VIN number 1GTHK29U13E265189 as surplus, which will be presented by Public Works Director, Lynn Walker.

Item F pertains to a resolution for the Mayor to sign a Capital Lease/Finance Agreement with Zions Bank for 10 police vehicles. Finance Director, Dean Lundell, referenced budget discussions that took place this past summer regarding signing a three-year lease rather than purchasing the vehicles. He noted that Ken Garff quoted the City a higher buy back price than they had in the past. The City has nine vehicles coming due to be turned in and will, therefore, be getting nine new vehicles by signing a new lease. The 10th vehicle will be purchased from surplus.

Administrator Darrington stated that two items need to be included on next week's agenda. He explained that staff is concluding their findings on speed bumps and traffic calming devices. The matter will be listed as a discussion item with action to be taken at a later date. Additionally, the development agreement with the Goddards will need to be discussed next week. Administrator Darrington explained that the Goddards are under contract with the City to purchase the corner piece of property located on 1300 West and Pleasant Grove Boulevard. One of the conditions listed in the contract was that they would put in the restaurant. Staff would like the elected officials to review it before it is presented to the Goddards. This item was to be discussed during the open session.

9) Neighborhood and Staff Business.

Members of staff reported on updates pertaining to their respective departments. Director Young provided a brief update on the study staff has been conducting on accessory apartments. He explained that the plan at this point is for staff to present their findings and proposal first to the Planning Commission in December and then to the City Council in January. Prior to these presentations, staff is working on an online community survey. Council Member LeMone requested that the survey be sent to the Council before it goes public.

Library and Arts Director, Sheri Britsch read an email from a book vendor. The email complimented the Pleasant Grove Library's book collection and customer service. Administrator Darrington reminded the Council that four items will be discussed in an Executive Session after this meeting.

Attorney Petersen reported that there have been discussions at the state level about reducing possession of drug offenses. Considerations were being made to eliminate felonies, meaning that cases would go to the County and District Court as misdemeanors. This would cause a significant increase in the City's case load. Last, Engineer Lewis reported that the bids for Shannon Fields have been closed. He briefly described the process as it was conducted by BidSync. There were a total of five bids, which staff was in the process of evaluating.

10) Mayor and Council Business.

It was announced that the Veterans Day Program will be on Tuesday, November 11, at 11:00 a.m. Council Member LeMone requested that the event be announced on the City's website. Council Member LeMone expressed concern with the Council meeting offsite for budget retreats, as the Council can become too casual in conversation. She was more comfortable holding those types of meetings in the Council Chambers. It was noted that the tentative dates for next year's budget retreat were scheduled for January 30 and 31, 2015.

Council Member Andersen remarked that the Evermore pumpkin event was wonderful and well done.

11) Signing of Plats.

The Palasaides Plat B was signed.

12) Review Calendar.

There were no calendar items to review.

13) Adjourn.

ACTION: Council Member Stanley moved to adjourn into an Executive Session. Council Member Meacham seconded the motion. The motion passed with the unanimous consent of the Council.

The City Council Meeting adjourned at approximately 8:28 p.m.

Minutes approved by the City Council on November 18, 2014.

Kathy T. Kresser, CMC, City Recorder

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