

Pleasant Grove City Council Meeting Minutes
October 15, 2013
6:00 p.m.

PRESENT:

Mayor:

Bruce W. Call

Council Members:

Cindy Boyd
Cyd LeMone
Jay Meacham
Heather Pack
Kim Robinson

Staff Present:

Scott Darrington, City Administrator
Dean Lundell, Finance Director
Degen Lewis, City Engineer
Tina Petersen, City Attorney
David Larson, Assistant to the City Administrator
Deon Giles, Parks and Recreation Director
Kathy Kresser, City Recorder
Mike Smith, Police Chief
Marc Sanderson, Fire Chief
Ken Young, Community Development Director
Lynn Walker, Public Works Director
Libby Flegal, NAB Chairperson

Other:

Dave Holdway, Blue Ribbon Committee Member
Steve Shrader, Blue Ribbon Committee Member

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

1) **CALL TO ORDER.**

Mayor Call called the meeting to order and noted that Council Members Boyd, LeMone, Meacham, Pack, and Robinson were present.

2) **PLEDGE OF ALLEGIANCE.**

The Pledge of Allegiance was led by Boy Scout, Nicholas Williams.

3) **OPENING REMARKS.**

The Opening Remarks were given by Public Works Director, Lynn Walker.

4) **APPROVAL OF MEETING'S AGENDA.**

There were no changes to the agenda.

ACTION: Council Member LeMone moved to approve the agenda. Council Member Boyd seconded the motion. The motion passed with the unanimous consent of the Council.

5) **CONSENT ITEMS.**

- a) **City Council and Work Session Minutes:
City Council Minutes for the August 20, 2013 meeting.
City Council Work Session Minutes for the August 27, 2013 meeting.
City Council Minutes for the September 3, 2013 meeting.
City Council Work Session Minutes for the September 10, 2013 meeting.**
- b) **To Consider for Approval Milt Fugal as a Board of Adjustment Alternate Member.**
- c) **To Consider for Approval Paid Vouchers for (October 10, 2013).**

ACTION: Council Member LeMone moved to approve the consent items. Council Member Pack seconded the motion. The motion passed with the unanimous consent of the Council.

6) **OPEN SESSION.**

Mayor Call opened the public session.

Lindsay Gates, 489 East 100 North, had no argument with a new fire or police stations and felt the workers deserve a new facility. She asked where the City plans to build the new facility. Mayor Call stated that the desired location is between 100 East and 200 East facing onto Center Street. Ms. Gates was concerned about the properties in the area that are on the historical register. Mayor Call stated that the City owns a large portion of that land already and it is a preferred option because it provides good access for the fire trucks. He appreciated the importance of preserving historical buildings.

NAB Chairperson, Libby Flegal, was proud to be a resident of Pleasant Grove and has been involved in the community for over 20 years. It was her opinion that the City is in the best shape it has been for many years. She was grateful for City Attorney, Tina Petersen, who has expertise working in city government. Ms. Flegal appreciated the staff, employees, and elected officials who work so hard. She gets frustrated when people get upset before they have done their homework. She was disappointed with some aspects of the campaign.

There were no further public comments. Mayor Call closed the public session.

7) **BUSINESS.**

- A) **PUBLIC HEARING TO RECEIVE COMMENTS ON THE FISCAL YEAR 2013/2014 BUDGET AMENDMENTS. THE PLEASANT GROVE REDEVELOPMENT AGENCY BUDGET IS INCLUDED IN THE FINAL BUDGET. (CITY WIDE) PRESENTER: DIRECTOR LUNDELL.**

Finance Director, Dean Lundell, stated that the City adopts a budget at the beginning of each year and throughout the year specific adjustments are made. He reported that this is the first amendment period. Currently the majority of the budget adjustments are capital project carryovers. Often when the City authorizes a capital project it carries over two or three years since all of the funds are not spent in one calendar year. The City then must reauthorize the use of the funds in order to complete the project. Director Lundell reported that all budget information is available on the City's website. Council Member Boyd thanked Director Lundell for making the budget self-explanatory for the Council and the public.

Mayor Call opened the public hearing. There were no public comments. The public hearing was closed.

- B) **TO CONSIDER FOR APPROVAL A RESOLUTION (2013-042) APPROVING AND ADOPTING THE PLEASANT GROVE CITY'S FISCAL YEAR 2013/2014 AMENDED BUDGET AND PROVIDING FOR AN EFFECTIVE DATE. PRESENTER: DIRECTOR LUNDELL.**

Council Member LeMone informed the public that the Council did not have questions because they previously received the information in their packets and raised questions with staff prior to tonight's meeting. Mayor Call added that action is taken at every other week at Council Meetings. On the off weeks the Council holds work sessions where they review in detail items that will require a vote at the next meeting.

ACTION: Council Member LeMone moved to approve Resolution 2013-042 adjusting and amending the revenues and expenditures for fiscal year 2013/2014 including the Pleasant Grove Redevelopment Agency budget and providing for an effective date. Council Member Robinson seconded the motion. A voice vote was taken and the motion passed unanimously with Council Members Boyd, LeMone, Meacham, Pack and Robinson voting "Aye."

- C) **TO CONSIDER FOR APPROVAL A 15-LOT FINAL PLAT CALLED WALKER RIDGE PLAT A LOCATED AT APPROXIMATELY 300 NORTH 1260 EAST IN THE R1-10 AND R1-12 (SINGLE FAMILY RESIDENTIAL) ZONE. (GROVE CREEK NEIGHBORHOOD) PRESENTER: DIRECTOR YOUNG.**

Council Member Pack recused herself from the discussion as she resides in the neighborhood being discussed. Mayor Call clarified for the boy scouts present that if something that the Council is going to consider has an immediate bearing on one of the Council Members, they step out of the meeting to ensure that there is no conflict of interest and to show there is no undue influence on

anyone present.

Community Development Director, Ken Young, presented the staff report and stated that the Walker Ridge subdivision contains two different zones within its boundaries. The lots within the subdivision have been sized so as to conform to the zoning. The plat was reviewed by staff and the preliminary plat was reviewed and approved by the Planning Commission. Staff recommended approval.

Mayor Call remarked that the area has needed development for a long time. He was happy to see something finally happening. Council Member Meacham asked if the lot sizes reflect the lesser zone. Director Young responded that the lots reflect the zoning on which the property is located and the developer took advantage of lot size averaging.

ACTION: Council Member Robinson moved to approve the 15-lot Final Plat for Walker Ridge Plat A located at approximately 300 North 1260 East. Council Member LeMone seconded the motion. The motion passed with the unanimous consent of the Council.

D) TO CONSIDER FOR APPROVAL A ONE-LOT FINAL PLAT CALLED MAJESTIC MEADOWS CONDOMINIUMS PLAT D LOCATED AT APPROXIMATELY 550 WEST STATE STREET IN THE CG (COMMERCIAL GENERAL) ZONE. (SAM WHITE'S LANE NEIGHBORHOOD) PRESENTER: DIRECTOR YOUNG.

Director Young identified Majestic Meadows as a plat within a development that is partially developed. The requested one-lot final plat was an anticipated phase of the development. The plat consists of Phase D and is located in the north central area of the development. There currently are two office buildings occupied by dental and medical offices. A culinary/restaurant business is also anticipated within the development. Director Young remarked that the project is being developed as tenants come in. Council Member LeMone asked when the developer plans to break ground. Director Young responded that they would like to get started as soon as possible. Upon approval of the final plat it will have to be recorded with the County. Once the plat is recorded the building permit can be issued.

ACTION: Council Member LeMone moved to approve a one-lot final plat for Majestic Meadows Condominiums Plat D located at approximately 550 West State Street in the CG Zone. Council Member Boyd seconded the motion. The motion passed with the unanimous consent of the Council

E) TO CONSIDER FOR APPROVAL A FIVE LOT FINAL PLAT CALLED VALLEY CREST PLAT L LOCATED AT APPROXIMATELY 700 WEST 900 NORTH IN THE R1-8 (SINGLE FAMILY RESIDENTIAL) ZONE. (MUD HOLE NEIGHBORHOOD) PRESENTER: DIRECTOR YOUNG.

Director Young stated that Valley Crest Plat L is an infill development. Lot One currently has a home on it and is included on the plat because the boundaries are being changed slightly. The proposal is for a five-lot subdivision, but the plat only creates four new lots. Mayor Call remarked that all of the lots are of adequate size for the zoning. Director Young added that all of the lots are for single-family homes.

Council Member Boyd asked if there was a vicinity plan for the area. Director Young responded that it is infill and as a result, there was no need for a vicinity plan. Council Member Boyd asked to be provided with a vicinity plan which Director Young agreed to obtain. City Engineer, Degen Lewis, noted that there is a slight jog in one of the property lines because the developer and homeowner made an arrangement to allow the homeowner to use a small piece of the developer's property.

ACTION: Council Member Boyd moved to approve a five-lot final plat for Valley Crest Plat L located at approximately 700 West 900 North. Council Member Robinson seconded the motion. The motion passed with the unanimous consent of the Council.

F) TO CONSIDER FOR APPROVAL THE 2013 MUNICIPAL GENERAL ELECTION POLL WORKERS AND COUNTING CLERKS. PRESENTER: RECORDER KRESSER.

City Recorder, Kathy Kresser, stated that with every primary and general election it is necessary for the City Council to approve poll workers and polling places. She distributed a list to the Council of the individuals who will be working the general election, most of whom also worked the primary election. The polling locations were in Manila and at the Recreation Center.

Council Member LeMone asked what would exclude someone from being a poll worker. Recorder Kresser responded that someone might be excluded if they are related to a candidate who resides in the same precinct. Poll workers are required to be 18 years of age and must to be registered voters. Council Member Meacham asked if an effort was made to attract poll workers from each district. Recorder Kresser responded that it does not matter what district the workers come from.

ACTION: Council Member LeMone moved to approve the 2013 Municipal General Election Poll Workers and Counting Clerks. Council Member Meacham seconded the motion. The motion passed with the unanimous consent of the Council.

G) DISCUSSION ITEM: TO REVIEW THE LATEST FINDINGS OF THE MAYOR'S BLUE RIBBON COMMITTEE ON PUBLIC SAFETY FACILITIES. PRESENTER: MAYOR CALL.

Mayor Call remarked that he would present the findings delivered to him by the Blue Ribbon Committee. Committee Members Steve Shrader and Dave Holdaway were present. Mayor Call invited questions throughout the presentation. He reported that Steve Shrader serves as the Chair, Bill West as Vice-Chair, and Dan Fugal, Brent Halladay, and Dave Holdaway are members. The charter of the Blue Ribbon Committee was to draft insight, analysis, and feedback for the elected officials regarding the upgrade of the police, fire, courts, and dispatch facilities. The parameters the committee were given specified that the City has to provide services for a build out population of 55,000. The two main focuses were to determine if the requested bond amount of \$16.96 million was sufficient for the required upgrades and whether there are potential savings that could reduce the total cost if the bond passes.

Mayor Call reported that the committee has put in a great deal of time since August 28 and met weekly for four to six hours. The committee toured the Pleasant Grove public safety facilities as

well as American Fork and Springville's facilities. The committee put an emphasis on square footage and construction numbers. They interviewed the Pleasant Grove Police and Fire Chiefs, the Springville Public Safety Director and Fire Chief, and the American Fork Fire Chief. Mayor Call added that the committee did not have a great deal of time to compile all of their information, which limited their ability to look at every facility in the area or interview every potential expert.

Council Member Boyd asked what the population of American Fork and Springville are compared to Pleasant Grove. Mayor Call reported that American Fork's population is just less than Pleasant Grove's with roughly 32,000 residents. Springville is smaller with a population of roughly 28,000. American Fork is about the same size with respect to land area and Springville is much larger geographically.

Mayor Call remarked that one of the limitations and difficulties the committee faces is the short amount of time they have had. They hoped to continue on and offer their expertise to the City. They have also been limited with regard to access to information. They were able to obtain the construction costs from Springville but not from American Fork or any other facilities. The committee hoped to pursue the construction costs from other cities. The committee also had not had time to analyze the furnishings, fixtures, and equipment costs. This was problematic because the costs are very different from a typical office building. City Administrator, Scott Darrington, reported that it is calculated that they used 20% of the capital costs. As a result, they should be able to calculate the cost based on the new numbers and the recommendation of the architects who have built similar types of facilities.

Mayor Call read the formal findings of the committee, which state that the bond amount of \$16.96 million will be sufficient and there are potential cost savings the City may want to consider. If given more time, a more thorough evaluation could be completed. The four main areas of potential cost savings were identified as soft costs, square footage reduction, type of construction materials and methods used, and the location of the facility. Mayor Call considered the committees' specific knowledge of construction materials and methods to be extremely valuable to the City. A potential square footage reduction should be discussed in depth with the Fire and Police Chiefs since they know best what space they will need in the future.

The soft costs were calculated at 20% of the construction cost. Based on the proposed bond amount, the soft cost total maximum was \$2.6 million. The committee visited the American Fork Fire Station and reported that it is 19,200 square feet. Springville has a Fire Station and a substation. The main Fire Station is 19,500 square feet in size with a four-bay garage and an unfinished area for future dorms and a kitchen. Presently they do not have a full-time Fire Department so no firemen sleep in the station. Springville is also planning a second substation.

Fire Chief, Marc Sanderson, stated that both American Fork and Springville's Fire Stations meet their current needs but will not accommodate their needs in the future. Springville is already planning a third facility and American Fork's Chief Garcia is seeking property and approval to build a substation. The 19,000 square-foot buildings do not currently meet their needs.

Council Member Meacham asked if the facilities are secured through bonds. Administrator Darrington's understanding was that Springville's City Hall and Police Station were built using partial funds they borrowed from their utility funds. They then bonded for the remainder of the

cost. He was unsure about the funding of the Fire Station. Chair Shrader did not know how the funds were acquired but the total cost of the two buildings was \$13 million.

Chair Shrader stated that Chief Garcia of American Fork indicated that their current facility is too large. He would have preferred a smaller main station with a substation to help with response times and logistics. Council Member Meacham stated that the Council would have to look into why one city feels their station is too large and another feels their station is too small. Mayor Call stated that the City needs to do what was right for Pleasant Grove. The comparisons help the Council gain perspective, but do not necessarily indicate what is right for Pleasant Grove.

The Council was concerned that they are comparing apples to oranges because their needs are very different from other cities. Council Member LeMone thought it was helpful to look at the numbers from other communities because the Council needs to know what has worked for other municipalities. She stated that there are many aspects to the issue such as sleeping quarters and eating areas that will differ from the other communities. The residents of Pleasant Grove want comparisons and the Council will need to be careful about how they present those differences to the community.

Chief Sanderson commented that he spoke with Chief Clinton, Springville's Fire Chief, and was informed that their 19,500 square-foot building was designed with room to create six additional rooms in the unfinished area. The station does not currently have kitchen facilities or day-to-day operational living. Chief Sanderson reported that seven men currently sleep at his station. Chair Shrader clarified that the 19,500 square-foot facility includes the unfinished area.

Mayor Call reported that the Springville dispatch, police, and courts facility is roughly 30,000 square feet in size. The committee felt that based on their tour, the building is larger than the city needs. Chair Shrader related that all cities look at build out rather than the current population. Springville's population projection is very close to Pleasant Grove's, which is what they built for.

Police Chief, Mike Smith, commented that there is a lot of open space in Springville's facility. The International Association of Chiefs of Police is the largest organization of its kind in the world. Springville built its facility specifically to the standards recommended by the Association. When considering a police facility one cannot think of typical office space because their needs are very different. The way the building flows facilitates the work that needs to take place there. The association suggests developing a building with build out in mind that has the necessary flow and space in each area. The functionality is lost if a building has to be added on to at some point in the future.

Mayor Call stated that an action to consider is to reduce police, dispatch, and courts down to 24,000 square feet. Chair Shrader appreciated Chief Smith's comments and agreed with developing for build out. Even with that consideration they still felt the facility could be reduced. He stated that the offices are likely larger than most. They felt office size could be reduced while still maintaining complete functionality. Mayor Call requested that the committee work with Chiefs Smith and Sanderson to look at national organizations that map out similar types of facilities. Chair Shrader remarked that he and the committee are not architects and only had basic facts to begin with. They wanted the Council to understand that they recognize there are a lot of unknown details.

Committee Member Holdaway stated that the committee knows what a 3,000 square-foot home looks like, but when considering the size of a public building it is completely different and they still have a lot to learn. The existing fire station is 10,600 square feet in size and the police facility is roughly 13,700 square feet. Both stations will double in size with the new building with the proposed 58,000 square feet. He reported that one acre is 43,000 square feet, which means that the facility will essentially be 1.2 acres under one roof. A football field from goal post to goal post and side to side is 57,000 square feet. He wanted the Council to have a feel for the size of the building. While he did not know how much space the police, fire, dispatch and courts really need he felt that that 58,000 square feet was very large. Mayor Call commented that other national organizations could be useful resources for the committee and Council. Chair Shrader stated that Chief Smith's comments regarding flow are critical and design, flow, and the need to operate a certain way will be very important in the development and planning process.

Mayor Call reported that Springville used wood frame construction for their public safety facilities with masonry walls. He asked Chair Shrader to help the Council understand what the options are with materials and why some are preferred over others. Chair Shrader stated that there are many things that will come into play such as the type of soil in the building area. While the committee had to make some assumptions because they do not have all of the project details, they know that using proper materials in the proper space is important.

Chair Shrader stated that both the American Fork and the Springville stations have metal roofs and large scale metal ceilings in the garages with cinderblock and brick veneer masonry. There are not a lot of finishes and it looks basically like a warehouse. The facilities average roughly four bays in 8,000 square feet and the buildings are a hybrid of steel and wood. Chair Shrader remarked that wood is proving to be a better option to address seismic concerns. There is a need for concrete blocks for cells and evidence rooms, which is why a building constructed of hybrid materials will be most effective.

Other than running out of space, Council Member Pack asked what could prevent a building from lasting 50 years. Chair Shrader responded that the priority is sustainable buildings. This requires the use of proper materials that have minimal impact on the environment and are easy to maintain. Chief Smith stated that police and fire stations have a slightly higher building standard than regular office buildings by law. His hope was that if there is an earthquake his dispatch team will feel safe enough in their building to remain at their post and direct help.

Mayor Call commented that when they get to the design phase they will have to be careful in considering what materials and methods they use. There are potential savings associated with reducing the square footage cost based on materials and methods.

Mayor Call stated that the committee thought land acquisition in the center of the City might be a higher cost than in other areas. It is possible that construction standards may be lower outside the City center based on the overall look, details, and finishes of the building. The committee suggested looking into the pipe plant property because it is City owned. Mayor Call clarified that there would be some issues with that property because it was purchased with other City funds. That was an option being considered. An alternate suggestion was to build police, dispatch, and courts by tearing down the building the City Council currently meets in.

The committee developed six potential options to consider, including the one that is already on the ballot. Several caveats are contained in the report. The first is that further investment into the design phase will result in more accurate estimates. Second, there may be factors that the committee did not consider that could increase the cost of the options presented. Third, the committee recommended compiling and factoring in the cost of construction for other public safety buildings. It would be helpful to know about the last 10 fire stations built in Utah and what the cost per square foot was. Fourth, the committee would like the elected officials to mix and match from the options presented. Finally, they encouraged the Council to remove, add, or make necessary changes to enable the development of the much needed public safety facilities.

Administrator Darrington reported that he had some of the numbers regarding buildings built in the last 10 years and what the cost per square foot of those buildings. He offered to provide the figures to the committee. Chair Shrader stated that the Springville facilities are four years old and Chief Finlayson gave them some of their numbers for development. The committee added roughly 2% for inflation per year using those costs. Chair Shrader was able to obtain numbers on Mapleton's facilities which were built roughly three years ago. He found that their pricing is in line with the committees' estimates.

Mayor Call reported that Option One is what is on the ballot and totals \$14.23 million plus the variable costs. Option Two was to use the same square footage price but reduce the police, dispatch, and courts to 24,000 square feet and the fire to 19,000. Four of the options will require an additional fire substation at some point in the future. Council Member Meacham asked what the rough cost of a substation would be. Chief Sanderson stated that he spoke with Lehi's Battalion Chief and learned that Lehi is currently planning a fourth substation, which will total \$4 million. The cost includes construction and property purchases. Chair Shrader stated that their cost estimates were similar. This option would cost an estimated \$10.68 million plus the variable costs and the cost of a future substation.

Option Three would involve use of the original square footage plan but includes a mix of construction materials, which would result in a savings of roughly \$3 million for a total of \$11.4 million plus variable costs. Option Four reduces the square footage and uses a mix of materials for a total of \$8.41 million plus variable costs and an additional substation. Option Five reduces the square footage and uses a pre-manufactured metal building for the fire station and mixed materials for the police station. This option utilizes property that the City already owns. Mayor Call cautioned that the land will not be free. Chair Shrader stated that the committee agreed with Administrator Darrington's estimates of adding 20% of the total for the variable costs. City Attorney, Tina Petersen, stated that if the Council wants to put the committee's presentation online they should include the 20% as well as a reasonable estimate for the cost of a substation. This will give residents a true picture of the costs.

Option Six was the same as Option Five except for the location of the building. Option Six would demolish the building the City Council currently meets in and rebuild on the property. Mayor Call remarked that they do not know the cost of demolition. Committee Member Holdaway suggested moving Community Development into the current police station and stated that they included an estimated cost to relocate and refurbish that department as well as the cost to redo the exterior of the building to match the look of the new facility.

Council Member Pack asked if there would be an additional cost associated with to Option Six because of the need to temporarily relocate when the building is demolished. Chair Shrader stated that they considered temporarily using the Recreation Center for Community Development. Mayor Call said it would be possible to build a fire station elsewhere, such as on the pipe plant property.

Council Member LeMone asked if consideration was given to having all of the facilities built in the current location of the Council Chambers. She stated that people suggested demolishing the old recreation center to make way for the new facility. Mayor Call stated that the City allocated \$1,000,000 for property acquisition, which could be saved if they built the facility in the location of the old recreation center minus the cost of demolition.

Council Member Meacham asked if the costs associated with Options Five and Six included the property value cost. Mayor Call responded that the property value costs were not included. Council Member Meacham felt the costs should be included before the options are presented to the community. Administrator Darrington stated that the pipe plant property was purchased with storm drain bonds, which was to be repaid from General Fund. Attorney Petersen stated that the City paid \$6.2 million for the property.

Chair Shrader realized that there are pieces in each of the options that could be useful while others will not be. He hoped the options will help the Council think outside the box even though there are still details to fill in on the suggested options. Committee Member Holdaway added that they do not want the public or Council to be deterred by the prefab building idea. They conducted research on a 12,000 square-foot fire station in Ohio that included four garage bays, living quarters for seven fire fighters, a kitchen, fitness room, and other areas. The building was created by a company that makes prefab steel buildings with brick veneer. The buildings are strong and attractive.

Chief Sanderson stated that four of the options are determined by the substations and he suggested those details be discussed. Pleasant Grove's city limits comprise 9.2 square miles and that number will never increase. He felt that building one centrally located fire station is the right thing to do based on response times and the City's ability to deliver the service citizens expect. If the City wants to move away from that idea and build a smaller fire station it would need to be placed accordingly and a second fire station placed in an appropriate location. He did not know if the City would save money by going with two separate buildings since there would be additional overhead and ongoing maintenance for each of the two buildings.

Council Member Pack asked what criteria American Fork used to determine whether to build a substation and if Pleasant Grove meets that same criteria. Chief Sanderson stated that response times are the most important detail. If they can reach the furthest outlying areas in a reasonable time they likely do not need a substation. Chief Sanderson explained that American Fork's boundaries are skinnier and longer than Pleasant Grove's, which could impact response times. A substation made sense for them because of the shape of the City. Because Pleasant Grove is more concentrated, Chief Sanderson thought it made more sense to have one station that is large enough to meet the needs of the entire City.

Council Member LeMone stated that many people suggested building a substation. As a result, she felt it was important to show that the Council considered it an option. She remarked that Pleasant Grove has never built a centrally located fire station and it was important to do what is best for the

City. Chief Sanderson stated that the only reason they would ever need a substation is if they build a smaller main station.

Mayor Call asked about the Fire Department's current response time. Chief Sanderson reported that over 1,200 calls were received in 2012 with an average response time of 4:14. He felt the department's response time did not warrant a substation.

Council Member Boyd asked if the estimated \$4 million for a substation included the cost of land acquisition. Chief Sanderson responded that the cost of land was included but likely the cost of apparatus and personnel had not been considered. Council Member Meacham asked what the maintenance cost of two facilities versus one would be in the long term. Administrator Darrington indicated that they had not yet studied that. Council Member Meacham stated that the cost difference between Options One and Two was negligible and he expected the two facilities to cost more in the long run.

Mayor Call recapped the presentation and reported that the committee felt the City selected an adequate bond amount that could serve the current and future population of Pleasant Grove. There are, however, possible cost savings through careful consideration and execution in the areas of soft cost, square footage, and construction materials and methods used. Mayor Call thanked the committee members for their work and willingness to continue to serve regardless of whether the bond passes.

Chair Shrader appreciated the opportunity to be a part of the project. He remarked that they did not take the project on to make friends, but they also did not want to make enemies. Each member of the committee wants to do fact finding and give an analysis of whatever they learn. He stated that all of the members of the committee were wonderful to work with and he was honored to work with them. They all love Pleasant Grove and want the Chiefs to know that they recognize the need for new facilities.

Committee Member Holdaway stated that the time has come for a new and improved fire station and police facility. They want to be sure that construction, materials, and location make sense. The committee felt it was important to find the most functional and affordable facility. If the bond does not pass, the committee was still willing to work, research, and come up with more ideas. If they had more time there were other resources they could use to help and more community members that could be involved than were addressed in the first round.

Council Member Pack thanked the committee for their time and input. She asked if the public was invited to attend the committee meetings. Mayor Call responded that they had not reached that point yet. Council Member Pack commented that the committee did not come to the Council with an agenda and she appreciated their neutrality.

Chief Smith stated that if the bond were to pass there would still be a need for input and help from the community and the committee. Council Member LeMone indicated that they hope the bond passes so they can move forward. The passing of the bond would not lock in any option or design type, but allow for progression with more research and detail in order to come up with the best option possible for the City. She felt that Chiefs Sanderson and Smith would never build a facility that is lavish and only do what is best for their departments. She thought it was important to keep

the Chiefs involved throughout the process so that their needs are fully met and they are not put in the same predicament a few years down the road that the City is in with the current library, fire station, and police station. She hoped that cost savings could come from material and construction costs more than reducing the square footage.

Chair Shrader reported that they met at length with Chief Smith on the issue. The committee looked at the project as a matrix and as they spoke with both Chiefs it appeared that the proposed plan was created based on one architect's input. They felt there may be other ways to meet all of the Chiefs' needs in a better and more affordable way. The next stages would allow the Council and committee to explore additional options in depth and discover more accurate cost savings. Council Member LeMone thanked the committee for their work.

Council Member Boyd wished all of the citizens had been in attendance tonight. She realized that the community and elected officials are working together to create a wonderful facility for the City. Council Member Robinson commended the committee for their time and input. She felt that creating the committee from citizens with specific knowledge and expertise was a wise choice. She hoped it would continue to evolve so that taxpayer funds are used wisely. The building will belong to the public and she wanted them to be proud of the facility. She thanked the committee for working closely with both Chief Sanderson and Chief Smith.

8) NEIGHBORHOOD AND STAFF BUSINESS.

Public Works Director, Lynn Walker, stated that secondary water will be shut off later in the night. Council Member Meacham asked how the City ended up compared to their projections. Director Walker stated that they were very close and did not have to use the Provo River water, which will carry over to next year.

Attorney Petersen stated that she would need a few minutes in an executive session to discuss pending litigation.

Administrator Darrington indicated that he sent out an email regarding a change to the format for neighborhood meetings. He asked that the Council sit on the front row for the meetings so that they are all next to each other if questions need to be answered.

City Recorder, Kathy Kresser, reminded the Council that early voting starts on October 22.

9) MAYOR AND COUNCIL BUSINESS.

Council Member Meacham reported that he may be late to the next meeting.

Council Member LeMone indicated that she received complaints from residents regarding construction taking place near Wal-Mart. She said that residents feel that the construction warning signs were not placed far enough down the street to advise people to take alternate routes. City Engineer, Degen Lewis, asked that she give him specific addresses for the construction and he would talk to UDOT.

10) SIGNING OF PLATS.

No plats were signed.

11) REVIEW CALENDAR.

Mayor Call reported that a joint Work Session with the Planning Commission was scheduled for the following week. The October 29 Work Session has been cancelled because of the informational meeting on the public safety buildings that same night.

12) EXECUTIVE SESSION TO DISUCSS PENDING OR REASONABLY IMMINENT LITIGATION. (UCA 52-4-205 1 (c))

ACTION: at 7:42 p.m. Council Member LeMone moved to go into executive session to discuss pending or reasonably imminent litigation. Council Member Meacham seconded the motion. The motion passed with the unanimous consent of the Council.

Mayor:

Bruce W. Call

Council Members:

Cindy Boyd

Cyd LeMone

Jay Meacham

Heather Pack

Kim Robinson

Staff Present:

Scott Darrington, City Administrator

Tina Petersen, City Attorney

Kathy Kresser, City Recorder

ACTION: At 7:52 p.m. Council Member Pack moved to come out of executive session and adjourn. Council Member LeMone seconded the motion. The motion passed with the unanimous consent of the Council.

13) ADJOURN.

The City Council Meeting adjourned at 7:52 p.m.

This certifies that the City Council Minutes of October 15, 2013 are a true, -full and correct copy as approved by the City Council on November 6, 2013

Kathy T. Kresser, CMC, City Recorder

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