

**Pleasant Grove City Council Minutes**  
**February 5, 2013**  
**6:00 p.m.**

**PRESENT:**

Mayor:

Bruce W. Call

**Excused:**

Council Member Lee G. Jensen

Andrea Romanczyk, Transcriptionist

**City Council Members:**

Cindy Boyd

Cyd LeMone

Jay Meacham

Kim Robinson

**STAFF PRESENT:**

Scott Darrington, City Administrator

Tina Petersen, City Attorney

Dean Lundell, Finance Director

Kathy Kresser, City Recorder

Ken Young, Community Development Director

Deon Giles, Parks and Recreation Director

Lynn Walker, Public Works Director

Brett Smith, Police Lieutenant

Dave Thomas, Deputy Fire Chief

Degen Lewis, City Engineer

David Larson, Assistant to the City Admin

April Harrison, Arts and Culture Director

Libby Flegal, NAB Chairperson

Citizens

The Mayor, City Council, and staff met in the City Council Chambers at: 86 East 100 South, Pleasant Grove, Utah, at 6:00 p.m.

**1. CALL TO ORDER**

Mayor Call called roll for the Council and noted that Council Members Boyd, LeMone, Meacham and Robinson were present. He excused Council Member Jensen.

**2. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Scout Oryan Stewart.

**3. OPENING REMARKS**

Opening Remarks were given by Deputy Fire Chief Thomas.

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

1 Mayor Call asked for any discussion on the agenda; no changes were noted.

2 **ACTION:** Council Member Robinson moved to approve the agenda. Council Member Meacham  
3 seconded and the motion passed unanimously with Council Members Boyd, LeMone, Meacham  
4 and Robinson voting “Aye”. Motion carried.

5 **5. CONSENT AGENDA:** (Consent items are only those which have been discussed  
6 beforehand, are non-controversial and do not require further discussion)

7 a. City Council and Work Session Minutes:

8 City Council Minutes for September 18, 2012

9 b. To consider for approval the re-appointment of Jim Butterfield and the appointment of  
10 Gail Christiansen as alternate members to the Board of Adjustment and to appoint Jim  
11 Malone as an alternate member to the Planning Commission.

12 c. To consider for approval paid vouchers for (January 23, 2013)

13  
14 **ACTION:** Council Member LeMone moved to approve the Consent Agenda Items. Council  
15 Member Boyd seconded and the motion passed unanimously with Council Members Boyd,  
16 LeMone, Meacham and Robinson voting “Aye”.

17  
18 **6. OPEN SESSION**

19  
20 Mayor Call explained to those present that if an item is not a public hearing or not on the agenda,  
21 they were welcome to come forward and address the council.

22  
23 Darrold McDade, 671 South Mohican Drive addressed the Council and thanked them for the  
24 opportunity to speak tonight and express his feelings of what he believes needs immediate  
25 attention. He then said that his remarks are unsolicited and that they are contributed based on his  
26 own perceptions. Last week he learned that his friend and colleague Jay Dee Nielsen was  
27 resigning from his position as the City’s Recreation Manager, he always figured that when Jay  
28 Dee stepped down he would be submitting a letter of retirement not a letter of resignation, he  
29 was shocked to say the least. Then he thought that Jay Dee was moving onto greener pastures by  
30 obtaining a better position elsewhere. He then thought “I hope that Jay Dee is not leaving  
31 because he is being forced out for some reason”.

32  
33 Continuing on Mr. McDade said that he called Jay Dee to talk about his reasons for leaving and  
34 if there was any way that he could persuade him to stay. True to his character Jay Dee told him  
35 that it was his decision to leave and he was not being forced out. Mr. McDade asked Jay Dee  
36 what his plans were and he said that he really didn’t have anything for sure but had some  
37 options. He then said to himself “why would Jay Dee leave a job that he had been hired for and  
38 considered it to be the ultimate position.” He came to the conclusion that in fact Jay Dee was  
39 being forced out.

40  
41 Next he said that he and Jay Dee go back 20 years, they first met when they were both employed  
42 with Provo City in their rec department, he as a referee and Jay Dee as a supervisor. At the time  
43 they were both working to provide for their young families plus trying to finish up their college  
44 studies. Since that first meeting they have built a strong friendship and they never knew that  
45 most of their professional lives would be spent together. Knowing Jay Dee as he does he believes  
46 that he has spent enough time with him over the years to provide a very informed and accurate  
47 opinion of him. When Jay Dee was hired by the City some ten years ago he came with much  
48 experience both in the recreation field as well in the field of aquatics. He was a hometown kid

1 and attended schools in Pleasant Grove, a true Viking, you could say. He also came with strong  
2 and positive references from other places that he has worked and in his opinion the City was  
3 fortunate to get him. Since his hiring he has learned more about Jay Dee, much of his  
4 professional career has involved work in the Special Olympics Organization, he has spent  
5 countless hours in time entering and supporting those involved in that worthy cause. He is a  
6 leader and well respected, to say the least, by many who have worked with him there. Jay Dee  
7 has also served as president of Central Utah Recreation and Parks Association having been  
8 nominated and elected by his peers locally, more than that he has served as president of Utah  
9 Parks and Recreation Association again been nominated and elected by his peers statewide. It  
10 goes without saying that he is well respected by many in his field of profession.

11  
12 You should also know that Jay Dee was instrumental in the acquisition and building of our  
13 current Community Center, he knows firsthand at the time that Jay Dee has spent a lot of time  
14 attending meeting and informational gatherings to make it a reality. Jay Dee has always been a  
15 dedicated and loyal employee of the City, he oversees a staff of over 150 – 200 employees both  
16 fulltime and part-time. The door is always open and he knows that most and if not all members  
17 of the recreation staff believes that they can confide in him with their concerns. Jay Dee is one to  
18 remain neutral at all times and treats all of his staff with respect and courtesy, a true professional.  
19 He keeps aware of things that are happening in the lives of his staff and has always sent flowers  
20 and plants to those who maybe going through tough times, a very caring gesture, which he is  
21 sure has brightened the moment for those receiving such. He is also a very devoted and loving  
22 father and husband as well.

23  
24 Continuing on Mr. McDade said that approximately five and one half years ago he sat in the  
25 same seat that the current Council is sitting in right now and when he was giving his departure  
26 speech from the Council some of you were there and may remember that he was quite emotional.  
27 He reflected back on that day and occasion and wondered why that was the case and he can tell  
28 you that he never regretted a decision that was made because he knows that it was always well  
29 thought out and studied and the determination was always made with the best interest of the City  
30 in mind not because of a disgruntled few. He left knowing that he had gained many, many  
31 lifelong friends which he would not have ever known if it weren't for this service, he believes  
32 that he was a respected and trusted City Council Member and made it a point to never micro-  
33 manage the departments that he was over, he served with the motto that his responsibilities and  
34 obligations would never be bigger than the citizens he was representing. He left proud of the  
35 accomplishments, as a City, and never ashamed of anything that they had done.

36  
37 Jay Dee's leaving should not be considered a problem, but in his opinion the Council should be  
38 ashamed for any action that may or may not have taken on his behalf without doing your due  
39 diligence. He then said that he has three questions for the Council. 1) Do you know that name of  
40 the original coordinator for recreation department? 2) Do you know who the supervisor of the  
41 swimming pool is? 3) Do you know what the operating hours are at the Community Center? If  
42 you are not able to answer all three of those questions, you should question your due diligence  
43 with regard to the Community Center. Some of you, he suspects, didn't even show up to wish  
44 Jay Dee well today.

45  
46 Next he said that he comes before the Council in hoping that Jay Dee will reconsider his decision  
47 to leave especially since he believes that Jay Dee wasn't given a choice, if not however, he  
48 knows that Jay Dee will land on his feet and some other cities gain will be our loss. More than  
49 that however, he comes on behalf of all other City employees who may be subjected to the same  
50 treatment that Jay Dee has received. He wants them to know that there are those in the City that  
51 are willing to speak out on their behalf; again these are only his opinions and assumptions. One  
52 of Jay Dee's favorite sayings, which he has heard many times, is "you guys are out of control"  
53 and he has said that many times to him especially when he is sporting his San Francisco Giants

1 gear. He leaves the Council on Jay Dee's behalf by saying that you guys are out of control.  
2 Thank you for your time.  
3

4 Fred Newman, 535 East 200 North, came forward and stated that he needed to make a correction  
5 from the last time that he spoke at the Council meeting, he said that he has lived here all of his  
6 life expect for three years when he was in the Army and worked for the Prison and Thiokol.  
7 What he came tonight for is the same thing that he talked about in January and that is the lack of  
8 action on the snow removal that he brought up then. He didn't want to embarrass Mr. Smith, but  
9 he had already talked with him, but when he talked to him Mr. Smith told him that his officers  
10 are not required to report snow removal because they didn't have time and he had an officer in  
11 charge of that. After that meeting he said that he met with the Mayor and the City Attorney to  
12 clarify who is responsible for certain sidewalks in the City. He said that they came to the  
13 conclusion that the sidewalks along State Street and the road down past the American Fork Bank  
14 are supposed to be the responsibility of the businesses. They also came to the conclusion that the  
15 sidewalks over the overpass are the responsibility of the City, is that correct?  
16

17 Attorney Petersen answered that she has discussed this with Director Giles and they established  
18 that the sidewalks going over the over pass is the responsibility of the City and Director Giles is  
19 going to get with his staff and instruct them to clean them off. She said that they already plow the  
20 parking lot of the rodeo grounds and they will just continue on over the viaduct.  
21

22 Mr. Newman suggested that they better get started because they will need about 50 pounds of  
23 snowmelt, because it hasn't been done from the last storm in December and the recent storm that  
24 we just had. Continuing on he said that one of the places that he talked to the Mayor when he  
25 met with him that the sidewalk up by the Lions Center had about two feet of snow then, but now  
26 since the last storm there is about five feet of snow that has been plowed out on the sidewalk  
27 from the plowing the parking lot.  
28

29 He also wondered how many days do the businesses have to clean off the snow on the sidewalks,  
30 eight days, eighty days or wait until it melts in the spring.  
31

32 The next item that Mr. Newman brought up is that he has been walking at the rec center because  
33 of the air quality and he has seen the fire department up there working out, which is fine, but this  
34 particular day he parked near the fire truck and what happened that day totally surprised him. He  
35 had to walk over by the truck and the engine on the truck was running and there wasn't anyone  
36 in the truck and he began thinking that some crazy guy could jump in the truck and drive it down  
37 the road and ruin cars, fences or whatever. When he went into the rec center he ran into one of  
38 the fireman and told him that they shouldn't leave the motor running on the truck and the  
39 fireman responded that they have to leave the truck running because the pumps will freeze. Mr.  
40 Newman then cautioned them that someone could drive the truck down the road and then we  
41 wouldn't have a fire truck. Mayor Call indicated that he will talk to the fire department about  
42 that.  
43

44 Mr. Newman went back to his concern about the snow removal and stated that he has a few ideas  
45 to take care of the problem. He said that a few years ago he was pulled over by the police and it  
46 took four police cars and a county sheriff to pull him over and he talked to the City Attorney and  
47 asked why they used so many cars and she said that she would check into it and reported back  
48 that the reason they did that that night is because they were bored. Mayor Call interjected that  
49 that is something that he can discuss with him privately. Mr. Newman responded that the reason  
50 that he brought it up is because if the police officers are bored, then the City could purchase 26  
51 or 27 snow shovels and have the police officers go out and shovel the snow off of the sidewalks.  
52 Mayor Call suggested that that is something that the scouts could do also. Mr. Newman  
53 answered that that was his next suggestion to pay the scouts to go out and shovel the sidewalks.  
54

55 Mr. Newman said that his third suggestion is for those citizens that do not want to shovel their  
56 snow then they should buy snow spikes and line the front of their property that way no one will  
57 get hurt and then the City won't be responsible for the sidewalks not being cleaned off. Next he

1 said that if the City isn't going to enforce the snow removal ordinance then it should be brought  
2 back to the Council and have it taken off of the books then there wouldn't be a need for  
3 sidewalks and we could just have curb and gutter which would be cheaper for the City. The last  
4 thing that Mr. Newman said is that the reason that he is bringing these things up is because he is  
5 concerned for the children and the citizens of the City's wellbeing.

6  
7 Mr. Newman then asked if anything has been done with safety in the schools, we need to protect  
8 our children. Mayor Call reported that there have been a couple of news articles in the paper  
9 about Pleasant Grove and having officers in the schools. Mr. Newman replied that to him having  
10 an officer randomly show up in a school that is not a plan. He then said that the news showed an  
11 officer in the classroom with the kids but the guy back east was already in the school and if he  
12 ran into an officer in the classroom that would make things worse. The police officer needs to be  
13 at the door to stop people like that from coming in.

14  
15 Mr. Newman added that President Roosevelt, after Pearl Harbor was bombed, he took it on  
16 himself and fired all the fleet admirals that were caught flat footed. He called General MacArthur  
17 and warned him that he better be on alert. General MacArthur told the President on that day that  
18 he was ready and there would be no problems. That same day they got attacked and we lost the  
19 battle on the battlefield because we weren't ready. We need to get this plan going so we don't  
20 have to tell the parents, brothers and sisters, grandfathers and great grandfathers that we had a  
21 plan but we didn't get it in place in time.

22  
23 Mayor Call thanked Mr. Newman for his suggestions and time.

24  
25 Lory Conover, 20 East 200 North, reported that she lives about a one half block away from the  
26 John Hancock School, stated that it may be a little bit early in the season to be discussing the  
27 concern that she has. She bought her home in Pleasant Grove about three years ago and wanted  
28 to be in a mature neighborhood and didn't mind having the school on the corner. She said when  
29 she lived in California they were very big into energy efficiency and recycling, we do have  
30 recycling options here but it costs a lot to participate.

31  
32 Last spring she talked with other neighbors and found out that there are some issues with the  
33 John Hancock School's parking lot and not having weed abatement, the weeds are about five to  
34 six feet tall. She also wanted to report that her neighbors also have weed problems along with  
35 beer cans in the back yard along with holes that they have dug to burn their trash in and she gets  
36 the noxious burning plastic smell from the trash that comes into her home. When she called  
37 about weed abatement she was told that someone has to come out and measure the weeds which  
38 she didn't think was correct. She is concerned about her neighbor's weeds catching on fire from  
39 them burning their trash and the dead cherry tree that hangs over into her property catching on  
40 fire also.

41  
42 Next Ms. Conover asked why the school doesn't have ongoing maintenance of the property even  
43 when school is not in session; these are concerns for her and her neighbors every year when it  
44 comes to firework season. She said that she has spent thousands of dollars in upgrades in her  
45 home to make it safe and doesn't want to lose it in a fire.

46  
47 Mayor Call thanked Ms. Conover for coming and suggested that she contact with Chief Smith  
48 about both of the issues that she brought up.

49  
50 Jeff Wilson, 1155 North 1520 West, commended the Council on the work that they do and said  
51 he knows that their hearts are in the right place, that is why they ran for Council. He said that he  
52 has been in their spot also; he was on the City Council before. What he has seen in the last year  
53 is a Council that has overstepped their bounds a little bit and he can see in their hearts that they  
54 meant well, but some things have happened because of that.

55  
56 He said that he knows everyone on staff and he supports them and trusts them, and he hopes that  
57 from what has happened recently that we all can take a step back and say, "let's trust these

1 people to do their job, let's support them." That is how it was when he was on the Council. He  
2 has been involved with the City for 32 years and he has learned to trust them, sometimes he  
3 didn't agree with them and they didn't agree with him. He hopes out of this situation that we can  
4 all step back and learn from this and move on and make Pleasant Grove what it should be.  
5

6 Mayor Call asked if there were any further comments, being none, he closed the Open Session  
7 portion of the meeting.  
8

9 **7. BUSINESS:**

10  
11 **A. COUNCIL MEMBER ROBINSON TO DO A PRESENTATION REGARDING**  
12 **JAY DEE NIELSEN.**  
13

14 Council Member Robinson stated that right now she is a citizen of Pleasant Grove and she asked  
15 Administrator Darrington to put this on the agenda tonight to pay tribute to Jay Dee. He has  
16 resigned as the Manager of our Recreation Community Center. She had invited him to attend  
17 tonight and he decided that he didn't quite have the courage to stand before the Council because  
18 certain people can use their authority with their likes and dislikes and that he could never live up  
19 to or meet the expectation of an elected official to do his job that he was trained and qualified to  
20 do. She said that Jay Dee didn't have a choice, he wasn't allowed to have a support system that is  
21 in place, and it made it over whelming for him to go on.  
22

23 She said that she has made a long list of his accomplishments; youth basketball, adult basketball,  
24 soccer, football, Special Olympics, baseball opener, fishing club to name a few. If you look on  
25 the City website you will find the customer service PROUD logo, she is not proud to be on the  
26 City Council tonight, she is not proud of the conduct of an elected official that thinks they can  
27 insert themselves in the day to day operations and not trust the individuals to do what they are  
28 responsible to do.  
29

30 Continuing on Ms. Robinson stated that Jeff Wilson made a good point in that we will move on  
31 and Jay Dee will land on his feet, but this has affected someone's life, their livelihood, their  
32 decisions, and the Council needs to step back and be the legislative body and not insert  
33 themselves into people's lives. They do not have enough experience or knowledge to make a  
34 determination on if the job is being done correctly. As Judge McDade said every one of the  
35 recreation department leaders that were spoken to from the County holds Jay Dee in the highest  
36 regard and because Jay Dee doesn't have the loud and proud personality he was basically  
37 convinced that he could never measure up to those expectations of an elected official.  
38

39 She would like to wish Jay Dee all the luck in the world. She has ordered a plaque that will hang  
40 in the Community Center that will express her appreciation for the devoted service that he  
41 provided and the contribution that he made to the City of Pleasant Grove in getting the  
42 Community Center open. Thank you.  
43

44 **B. TO CONSIDER FOR ADOPTION A RESOLUTION (2013-02) AUTHORIZING**  
45 **THE MAYOR TO SIGN AND INDEPENDENT SERVICE AGREEMENT WITH**  
46 **TRENT BOWEN FOR THE OPERATION AND MAINTENANCE OF THE**  
47 **CITY'S WEBSITE AND GRAPHIC DESIGN SPECIALIST; AND PROVIDING**  
48 **FOR AN EFFECTIVE DATE.**  
49

1 Administrator Darrington reported that we are in the process of contracting out our services for  
2 our website and graphic design and would like to enter into a service agreement with Trent  
3 Bowen to provide these services. He then asked Trent and his wife Camille to stand. He said that  
4 staff has actually started the transition from the other person that used to do this job to Trent to  
5 get him started on some of the things that we wanted to change on the website.  
6

7 Tonight we need to authorize the service agreement, which states that the pay will be \$25 per  
8 hour up to \$2,000.00 a month. If there are things above and beyond the 80 hours we will still pay  
9 the \$2,000 and Mr. Bowen will keep working on what we have asked him to do. The agreement  
10 does have a 30 day out so if Mr. Bowen wants to sever the agreement he will need to give the  
11 City a 30 day notice and vice versa. The rest of the language is clear that there is a contracted  
12 position and not a city employee. As staff we recommend approval of the agreement.  
13

14 Mayor Call asked if there were any further questions, being none, he called for a motion.  
15

16 **ACTION:** Council Member Boyd moved to approve Resolution **2013-02** authorizing the Mayor  
17 to sign and independent service agreement with Trent Bowen for the operation and maintenance  
18 of the City’s website and graphic design specialist. Council Member LeMone seconded and the  
19 motion passed unanimously by voice vote with Council Members Boyd, LeMone, Meacham and  
20 Robinson voting “Aye”.  
21

22 **C. PUBLIC HEARING TO CONSIDER FOR ADOPTION A RESOLUTION (2013-**  
23 **03) AMENDING THE FISCAL YEAR 2012/2013 BUDGET WHICH INCLUDES**  
24 **THE PLEASANT GROVE REDEVELOPMENT AGENCY (RDA) BUDGET; AND**  
25 **PROVIDING FOR AN EFFECTIVE DATE. (CITY WIDE IMPACT)**  
26

27 Director Lundell handed out a copy of the amended budget to the Council. (Exhibit “A”) He  
28 then stated that amending the budget is usually done at this time of the year and then at the end  
29 of the year. Some of the changes that have been made to the budget are related to capital  
30 projects or things that were budgeted last year and weren’t completed and carried over. This year  
31 there are a few things in the General Fund related to expenditures in Community Development  
32 and Engineering. As you can see there has been an increase in funding due to grants that we have  
33 received. The biggest numbers are under Capital Projects and those numbers are related to carry  
34 over projects or projects that we are funding for the year, which depends on how the billing  
35 went.  
36

37 Mayor Call asked if there were any questions for Director Lundell, being none he then opened  
38 the meeting to the public for comment.  
39

40 Lory Conover, 20 East 200 North, asked if any of the issues on the budget regarding the storm  
41 drain, sewer, secondary water going to impact us so that we are going to have continued  
42 increases in what we see as homeowners here in Pleasant Grove regarding utility rates. Mayor  
43 Call answered that adjustments were made a couple years ago and are on a graduated basis, so  
44 every year they go up just a little bit more so we don’t get caught being behind in paying for the  
45 operation and maintenance of our utilities.  
46

47 Ms. Conover said that some of her neighbors are living on a thousand dollars a month and paying  
48 one hundred dollars a month for utilities, that is 10% of our income. Is there an end in sight?

1 Mayor Call responded that if we are ever charged less for the operation and maintenance of the  
2 utilities then we will charge you less, the reality is that with this economy everything gets more  
3 expensive.

4  
5 Ms. Conover then asked if the City has considered having their own waste system, she has  
6 friends in other cities that are on their own waste system and their water bills are lower. Mayor  
7 Call answered that the City does look at every possible way to save money because we all live  
8 here too, in terms of having our own waste water system, it would cost a lot more money for the  
9 citizens. He said that as a Council we will continue to look for ways to lower the utility bills.

10  
11 Mayor Call asked if anyone else wanted to come forward and comment on the budget. No one  
12 came forward; he then closed the meeting to the public.

13  
14 The Mayor then asked the Council if there was any further discussion or questions for staff.  
15 Being none he read the resolution and called for a motion.

16  
17 **ACTION:** Council Member Boyd moved to approve Resolution (2013-03) amending the Fiscal  
18 Year 2012/2013 budget which includes the Pleasant Grove Redevelopment Agency (RDA)  
19 Budget. A public hearing was held. Council Member LeMone seconded and the motion passed  
20 unanimously by voice vote with Council Members Boyd, LeMone, Meacham and Robinson  
21 voting “Aye.”

22  
23 **D. TO CONSIDER FOR APPROVAL A FINAL PLAT CALLED WI COMMERCIAL**  
24 **WEST DISTRIBUTION BUILDING CONDOMINIUM PLAT A LOCATED AT**  
25 **APPROX. 601 WEST 700 SOUTH IN THE MD ZONE (MANUFACTURING**  
26 **DISTRIBUTION). (SAM WHITES LANE NEIGHBORHOOD)**  
27

28 Director Young reported that this item is a final condominium plat, the proposal is to divide the  
29 building up into condominium spaces so that they may be sold to various users of the building. It  
30 is proposed to be divided into five spaces.

31  
32 At this point Mayor Call declared that he works for the company that interested in buying some  
33 of the spaces in this project. He then stated that Council Member Jensen is the Mayor Pro-Tem  
34 and since he isn't here tonight, he asked Council Member Boyd to act as Mayor Pro-Tem; he  
35 then recused himself and left the room for this item.

36  
37 Continuing on Director Young said that this proposed plat has been before the Planning  
38 Commission and approved.

39  
40 Administrator Darrington asked if Director Young knows how many units that the company that  
41 is interested in the building is buying? Director Young replied that he believes that they are  
42 buying the four smaller units. The larger unit is being maintained by Mark Weldon.

43  
44 Council Member Robinson asked what is the name of the company that the Mayor works for?  
45 Director Young answered that the information is on the RAP sheet so it is public knowledge; the  
46 name of the company is ASEA.



1 Council Member Meacham asked when the buildings are separated into condominiums, who  
2 takes care of the property? Attorney Petersen replied that all of that is covered in the CCR's.

3  
4 Mayor Pro-Tem Boyd asked the Council if there were any further questions, being none, she  
5 called for a motion.

6  
7 **ACTION:** Council Member Robinson moved to approve the final plat called WI Commercial  
8 West Distribution Building Condominium Plat A located at approx. 601 West 700 South in the  
9 MD Zone (Manufacturing Distribution). Seconded by Council Member Meacham and the motion  
10 passed unanimously with Council Member Boyd, LeMone, Meacham and Robinson voting  
11 "Aye".

12  
13 Mayor Call came back into the room and explained to the audience why he left the room by  
14 saying that most of the Council has other jobs and other interests. In this particular case the  
15 company that he works for is interested in the building, so it might be seen as improper if he  
16 were leading a meeting in which something that could benefit the company that he works for, so  
17 when he recused himself. He then explained that "recused" just means that he is not going to be  
18 part of this discussion by stepping out of the room.

19  
20 **E. TO CONSIDER FOR APPROVAL AN AMENDMENT TO THE PLEASANT**  
21 **GROVE CITY GENERAL PLAN, ADDING APPENDIX G, "DOWNTOWN**  
22 **DEVELOPMENT CONCEPTUAL MASTER PLANS", WITH AN EXHIBIT OF A**  
23 **MASTER PLAN FOR DEVELOPMENT ON THE BLOCK BETWEEN CENTER**  
24 **STREET AND 100 NORTH, AND BETWEEN MAIN STREET AND 100 EAST,**  
25 **DOWNTOWN VILLAGE ZONE.**

26  
27 Director Young commented that this item is in regards to an amendment to the General Plan  
28 which we are calling "Appendix G, Downtown Development Conceptual Master Plans". He  
29 emphasized the plural of plans, in the future there will be conceptual master plans for the  
30 downtown area, this will be the first and this is the concept that we will move forward with.

31  
32 Mayor Call interjected and asked Director Young to explain to the public the difference of  
33 concept verses reality. Director Young that he along with staff and a couple of Council  
34 Members and Planning Commissioners have met with the owners of property that surround this  
35 block and created what a vision of what this property could be developed as that would interact  
36 with the adjoining property's so that there would be good pedestrian flow, shared parking areas  
37 so it could eventually develop as one development instead of individual parcels that really don't  
38 connect with each other, all though that the concept plans does not force or anticipate that the  
39 entire block would be developed at one time. The concept plan is providing the vision for when  
40 the property owners develop or improve their property, the plan will provide guidance for how  
41 to do that.

42 Continuing on Director Young said that the types of uses that are being proposed are residential  
43 units and condominiums/townhome units which are ground to sky units that are not stacked.  
44 However, along Main Street it is proposed to have commercial units facing Main Street on the  
45 bottom floor with residential units that will enter from the rear and be on top of the commercial  
46 units. On 400 North there will be townhome units and four various studio units. The middle of

1 the block will all be townhomes with garages. He then described that access to the units from  
2 different sections of the block.

3  
4 Director Young reiterated that the concept of the plan is to provide guidance of how the site plan  
5 may look. He then said that the side bar provides the information about the plan. Next he  
6 directed the Council to the note, he then read the note which states: "This concept plan is  
7 intended to provide guidance for quality, cohesive development on this block. In meeting the  
8 intent of this conceptual plan, actual details may vary. All development proposals shall be  
9 subject to final engineering requirements for public street improvements and other  
10 infrastructure."

11  
12 Mayor Call interjected that this is the part that he wants to make sure that the public understands.  
13 Sometimes when the public sees a drawing they think that this is what is going to happen, but  
14 that is not the case, this is the concept; this is what we would like to see happen with that  
15 property.

16  
17 Council Member Meacham asked if this is the actual appendix. Director Young answered that  
18 that is what is proposed to be adopted at the appendix.

19  
20 Council Member Boyd asked if letters had been sent out to the property owners. Director Young  
21 replied that letter went to every property owner within 300' of this property. Mayor Call  
22 commented that the public will have plenty of time to weigh in when something becomes  
23 concrete. Director Young reported that it is Steve Allred's plan to move forward with  
24 development plans and we expect to see in the future a development and site plan. When that  
25 comes forward it will be noticed in the paper and letters will be sent out to the property owners.

26  
27 Administrator Darrington commented that he wanted to reiterate from staffs side, currently there  
28 are different property owners and we want to have an understanding that as this plan goes in it is  
29 likely not to happen all at the same time and because it is a concept plan things could change in  
30 the future.

31  
32 Attorney Petersen added that Administrator Darrington, Director Young and she had a discussion  
33 earlier in the day and we wanted to be sure that if the concept plan is approved then we needed a  
34 mechanism in place to make sure that something similar to this concept happened. It was agreed  
35 that a development agreement should be entered into with the developer that would bind the  
36 developer to this concept plan. Next she said that she would like the Council to understand that  
37 the development agreement has not been put forward and the property owners are not bound at  
38 this point. The only one that would be going forward at this time would be Mr. Allred.

39  
40 The Mayor asked if there were any further discussion, being none he then called for a motion.

41  
42 **ACTION:** Council Member Boyd moved to approve the amendment to the to the Pleasant Grove  
43 City General Plan, adding Appendix G, "Downtown Development Conceptual Master Plans",  
44 with an exhibit of a master plan for development on the block between Center Street and 100  
45 North, and between Main Street and 100 East, Downtown Village Zone. Council Member  
46 LeMone seconded and the motion passed unanimously with Council Members Boyd, LeMone,  
47 Meacham and Robinson voting "Aye".

1       **F. TO CONSIDER FOR ADOPTION A RESOLUTION (2013-04) TO DECLARE**  
2       **CERTAIN PARCELS OF REAL PROPERTY AS SURPLUS AND TO DISPOSE**  
3       **OF PARCELS OF REAL PROPERTY BY QUIT CLAIM DEED TO THE UTAH**  
4       **DEPARTMENT OF TRANSPORTATION; AND PROVIDING FOR AN**  
5       **EFFECTIVE DATE. THE PARCELS INCLUDE THE RIGHT-OF-WAY ALONG**  
6       **PLEASANT GROVE BLVD FROM I-15 UP TO AND INCLUDING THE**  
7       **INTERSECTION WITH NORTH COUNTY BLVD (2000 WEST). THESE**  
8       **PARCELS WERE INTENDED TO BE TRANSFERRED TO UDOT AT THE**  
9       **TIME THAT THE I-15 INTERSTATE CONSTRUCTION WAS COMPLETED.**  
10       **THE CITY HAS ALREADY BEEN COMPENSATED BY THE STATE FOR**  
11       **THESE PARCELS.**  
12

13       Engineer Lewis reported that this item is in regards to real property that the City would like to  
14       declare as surplus and dispose of. This property is at the intersection where Central Bank is on  
15       the boulevard goes all the way out to the interchange. As UDOT moved forward with the I-15  
16       Core Project we stumbled across the fact that 10 years ago when the interchange was constructed  
17       the Department had reimbursed that City for the right-of-way for the interchange. The City  
18       actually went through a condemnation to obtain the property and we never finished the deeds so  
19       we got the money and the land and UDOT noticed that when he started objecting to changes that  
20       they were making to our street. Engineer Lewis then showed the Council where the property is  
21       on a map.  
22

23       Mayor Call commented that this is pretty straight forward and asked if there were any comments  
24       or need for discussion. There wasn't any, he then called for a motion.  
25

26       **ACTION:** Council Member Boyd moved to approve Resolution (2013-04) to declare certain  
27       parcels of real property as surplus and to dispose of parcels of real property by quit claim deed to  
28       the Utah Department of Transportation; and providing for an effective date. The parcels include  
29       the right-of-way along Pleasant Grove Blvd from I-15 up to and including the intersection with  
30       North County Blvd (2000 West). These parcels were intended to be transferred to UDOT at the  
31       time that the I-15 Interstate construction was completed. The City has already been compensated  
32       by the State for these parcels. Council Member LeMone seconded and the motion passed  
33       unanimously with a voice vote with Council Members Boyd, LeMone, Meacham and Robinson  
34       voting "Aye".  
35

36       **G. DISCUSSION ON GENEVA ROAD/100 EAST CONNECTION.**  
37

38       Administrator Darrington informed that Council within the last few months we have been  
39       working on an environmental assessment study regarding the 100 East and Geneva Road  
40       Connection. As we go through the assessment study it was decided that there is a preferred  
41       alternative right around the State Street area. When the study was presented to the City Council  
42       the Council had a couple of concerns that they wanted addressed. One of the concerns was taking  
43       a look at other options where 100 East and Geneva Road could connect and what the impacts  
44       would be from a historic stand point. The other issue was how this is going to affect the business  
45       on Main Street if; in essence, we connect the roads as shown in the study will we lose traffic on  
46       Main Street.  
47

1 Next he said that he had talked with Horrock's Engineers and was given a ballpark figure in the  
2 \$20,000 to \$30,000 range for them to do a study on alternative connections. This cost will also  
3 include the Main Street study. We would have to take this amount out of the Capital Fund in  
4 order to fund it.

5  
6 Next Administrator Darrington said that he has asked Federal Highways to give us another three  
7 months to study the alternatives so that we have a better understanding of what is in front of us  
8 so we can decide which study to with and we can approach this with full knowledge.

9  
10 Mayor Call thanked staff and asked that they inform the business owners of what is going on.

11  
12 Administrator Darrington commented that he had met with the Region Director of UDOT and  
13 talked about the Geneva Road/100 East connection and they commented that they are interested  
14 in the connection but it is not on their high priority list. They do understand that the traffic in this  
15 intersection can become a problem in the future and they will want to deal with it as much as the  
16 City does. However, UDOT is concerned that the federal funding might go away, but staff is not  
17 sure that that will be the case.

18  
19 Continuing on he said that as part of the environmental assessment the Region Director said we  
20 could work out certain accesses with Purple Turtle, Steve Allred and the other businesses.

21  
22 Council Member Meacham asked if that would include Power House and their right in right out  
23 access. Administrator Darrington replied that UDOT would sit down with the business owners  
24 and have a discussion with them.

25  
26 He then asked if the Council would like to precede with the study on the alternative routes. The  
27 Council agreed.

28  
29 Council Member Meacham asked if MAG would help out with the cost of the new study.  
30 Administrator Darrington replied that he didn't think so, they helped out with the original study  
31 and this is going outside of that.

## 32 33 **8. NEIGHBORHOOD AND STAFF BUSINESS**

- 34  
35 • Director Giles reported that he will be meeting with the Murdock Trail Committee to  
36 finalize plans for the ribbon cutting ceremony.
- 37 • Director Young commented that he has been meeting with the consultant for the Trails  
38 Master Plan and they have scheduled a Trails Master Plan open house for March 13<sup>th</sup>  
39 from 6:00 – 8:00 p.m.
- 40 • Director Walker said that he would like to pass on to John Goodman, Street Supervisor,  
41 that there has been some very positive feedback on fighting the snow over the last two  
42 storms, one of the strongest ones came from our police department, they were very  
43 appreciative that the roads were cleared off. Council Member Meacham asked if the  
44 storms were handled with just City equipment and staff. Director Walker replied that it  
45 was but we probably should have used other resources, the Street Department worked 14  
46 hours straight. Council Member Robinson said that she has been asked when there is no  
47 snow fall what do we do with all the salt and the budget, are we upside down this year.

1 Director Walker answered that the budget that was set aside for salt has been spent. She  
2 then thanked the Street Department of the work that was done in keeping the roads clear.

- 3 • Deputy Chief Thomas stated that Chief Sanderson has sent out an email regarding the  
4 stacked calls that they have been handling with the second ambulance and crew and if the  
5 Council has questions or concerns he or Chief Sanderson would be glad to answer them.  
6 The Mayor thanked Deputy Chief Thomas and Chief Sanderson on the updates of things  
7 going on in the fire department.
- 8 • Chief Smith reported that the Police Association had just finished up a Hunters Safety  
9 Education course and a Concealed Weapons class and both were well attended and there  
10 are a lot of citizens interested in having another class.
- 11 • Attorney Petersen commented that the part-time prosecutor has started and she will bring  
12 him next week to the Council meeting to introduce him.

13  
14 **9. MAYOR AND COUNCIL BUSINESS**

- 15 • Council Member LeMone asked what the times are for the budget retreat on February  
16 15<sup>th</sup> and 16<sup>th</sup>. Administrator Darrington answered that on Friday the 15<sup>th</sup> we will begin at  
17 4:00 p.m. and go until about 6:00 p.m. and then we will break for dinner. On Saturday the  
18 16<sup>th</sup> we will start at 8:00 a.m. with a continental breakfast and have a working lunch and  
19 then we should be done about 2:00 p.m. depending on the length of discussion on the  
20 items.
- 21 • Mayor Call reported that he will not be at the next meeting, he will be out of town and he  
22 will contact Council Member Jensen and let him know that he will be the Mayor Pro-  
23 Tem.

24  
25 **10. SIGNING OF PLATS:**

26  
27 There were no plats to sign.

28  
29 **11. ADJOURN**

30 **ACTION:** At 7:15 p.m. Council Member Robinson moved to adjourn the Council Meeting.  
31 Council Member LeMone seconded. Voice vote taken, all "Ayes".

32  
33 *This certifies that the Council Minutes*  
34 *of February 5, 2013 are a true, full, and correct*  
35 *copy as approved by the City Council on March 5, 2013.*

36  
37 \_\_\_\_\_  
38 Kathy T. Kresser, CMC, City Recorder

39 *(Exhibits are in the City Council Minutes binders in the Recorder's office)*  
40