

Pleasant Grove City Council Work Session Meeting Minutes
May 28, 2013
6:00 p.m.

PRESENT:

Mayor:

Bruce W. Call

Council Members:

Cindy Boyd
Lee G. Jensen
Cyd LeMone
Kim Robinson

Excused:

Jay Meacham, Council Member
Tina Petersen, City Attorney

Staff Present:

Scott Darrington, City Administrator
Dean Lundell, Finance Director
Degen Lewis, City Engineer
April Harrison, Arts and Culture Director
David Larson, Assistant to the City Admin
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

Other:

Brent Schvaneveldt, Region 3 Program Manager for UDOT
Murial Xochimitl, Communications Manager for UDOT
Bo Hunter, Intrepid
Brent Tippetts, VCBO

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, Jensen, LeMone, and Robinson were present. Council Member Meacham was excused from the meeting.

2) **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Mayor Call.

3) **OPENING REMARKS**

Opening Remarks were given by Council Member Kim Robinson.

4) **UDOT PRESENTATION ABOUT UPCOMING PROJECTS**

UDOT Region 3 Program Manager, Brent Schvaneveldt, introduced the UDOT members in attendance and reported that they would be discussing projects underway in the area. The biggest project currently in progress was the State Street Widening Project. The widening will run from south to north and stretch from Orem by the meters and down Lindon Hill to the Purple Turtle. The road will be widened to provide a consistent cross section with three travel lanes in each direction as well as a center turn lane.

Manager Schvaneveldt reported that there are currently wide shoulders on the road that will require a large amount of restriping. He stated that a major impact will be the utilities. After discussions with Orem and Lindon UDOT decided to add bike lanes to State Street. They are still deciding if they will add a wider shoulder or if there will be an actual striped bike lane. If the bike lane is striped there will be an impact on any parking currently allowed on State Street. Manager Schvaneveldt wanted to know what the City preferred with respect to striping the bike lane or using the shoulder itself. Mayor Call reported that the issue of bike lanes has come up before and the Council is in favor of making room for bicycles. He recommended there be consistency between cities. He suggested the cities discuss how they would prefer the bike lanes to look.

Council Member Boyd agreed that continuity is important, but preferred that the safety of cyclists be considered first. Mayor Call stated that in general the Council supports striping. Council Member Jensen stated that the speed limit on State Street is high and he wanted to know what safeguards will be in place for bicycles.

Manager Schvaneveldt stated that if there are two wide stripes there will be a buffer between the cars and the bicycles, but the speed is high and drivers frequently drive over the speed limit. He explained that studies have been conducted to determine what speed limits should be.

Council Member Jensen questioned whether State Street is an appropriate road for a bike lane because of the high speed. Mayor Call stated that there will be bikes on State Street regardless of safety or what the City chooses to do. He was in favor of striping because at the very least it is a visual cue for drivers.

Manager Schvaneveldt stated that there are different kinds of cyclists on the road. There are recreational cyclists and then there are commuter cyclists that drive very fast and would likely prefer the high speed limits. Council Member Robinson recommended educating the public that bikes lanes are going to be installed. She said that the number of cyclists on the road is increasing.

Manager Schvaneveldt reported that a state-wide study was completed and State Street was determined to be one of the major corridors that cyclists are interested in having improved. City Engineer, Degen Lewis, stated that there will be a few businesses that will be affected by the change to the parking but generally there is not a large amount of street parking used on State Street. UDOT Communications Manager, Murial Xochimiltl, stated that there is currently not enough width in the shoulder to have on-street parking and striped bike lanes.

Engineer Lewis stated that if the striped bike lane is selected it would be nice to see it carried up and over the railroad bridge to the extent that the seven lanes exist. He said it would be outside the project limits, but would be a nice addition.

Manager Schvaneveldt stated that with the widening project they will be going along 300 East to finish the curb and gutter. The widening goes roughly 150 feet into the existing curb to the north. He noted that the department purchased property from two different property owners. Mayor Call stated that they would like to see two left turn lanes in the area. Manager Schvaneveldt said that the project is scheduled to take three to four months to complete and that a contractor has been selected. The pre-construction meeting was to begin in late June and the project should be finished in the fall.

Manager Schvaneveldt reported that they would not restrict lanes during the day, but there will be lane restrictions at night. There would be no work on the weekends or during Strawberry Days. Intrepid Contractor, Bo Hunter, stated that they will work during Strawberry Days, but not within City limits. He explained that most of the work in Pleasant Grove will be nighttime servicing work. Manager Schvaneveldt stated that Contractor Hunter will be working with businesses and residents that will be affected by the project. He will post fliers and provide email updates and surveys. Contractor Hunter stated that the first meeting with the contractor will be held in the near future in Lindon at the City Hall. The public will be invited to attend. They are trying to find the best way to contact with residents and businesses.

Manager Schvaneveldt stated that they will be doing a mill and pave resurfacing project next summer that will run from Pleasant Grove to 500 East in American Fork. There is a bump on North County Boulevard near the railroad tracks that will be corrected this summer. Next summer when they do the resurfacing they will cover the entire area as well. Next year UDOT will repair several bridges on I-15, north of where the I-Core project ended in Lehi. This project will involve weekend work only and the road will be reduced to two lanes. Work will only be done in one direction at a time. No work will be done during BYU football games.

Manager Schvaneveldt stated that UDOT's website has a projects link that will provide maps and details of each project, the location, and what each entails. This link will also give updates on the status of each project. UDOT has a traffic app and traffic website that is very helpful when a project is under construction.

Mayor Call stated that they are excited to have the State Street widening done and all are in favor of making the City more cyclist friendly.

5) **DISCUSSION ON AGENDA ITEMS FOR THE JUNE 4, 2013 CITY COUNCIL MEETING.**

Mayor Call stated that there would be nothing unusual on the consent agenda. The Strawberry Days Royalty will be at the meeting. There will be a continued public hearing on the residential overlay because of a need for rewording. Mayor Call stated that items “b” and “c” both pertain to the wording they want changed. Item “e” pertains to the budget amendment. Item “f” is the proposed budget for 2013/2014. Item “g” discusses employer contributions and is discussed every year.

Administrator Darrington stated that there should not be anything else added to the agenda.

- a) **Strawberry Days Royalty presentation.**
- b) **Continued Public Hearing to consider for adoption an Ordinance (2013-15) to amend Chapter 10-11, adding Article J, “Residential Agriculture Overlay”, providing for the increase in development of agricultural uses and facilities on properties in residential zones. Presenter: Director Young (Continued from the May 21, 2013 meeting)**
- c) **Continued Public Hearing to consider for adoption an Ordinance (2013-19) to apply the Residential Agriculture Overlay on the Fugal property located at 500 West 1100 North. (NORTH FIELD NEIGHBORHOOD) Presenter: Director Young (Continued from the May 21, 2013 meeting)**
- d) **Public Hearing to receive public comment on the proposed boundary adjustment between Pleasant Grove City and the City of Cedar Hills and to consider for adoption an Ordinance (2013-20) approving the common boundary adjustment and providing for an effective date. The proposed area to be adjusted is owned by Tracy and Alyssa Flinders, located at 9758 North 4100 West, Cedar Hills, Utah, Presenter: Attorney Petersen**
- e) **Public Hearing to receive comments on the Fiscal Year 2012/2013 budget amendments. The Pleasant Grove Redevelopment Agency Budget is included in the Final Budget. (CITY WIDE) A copy of the proposed budget amendment is available at the Records Office, 70 South 100 East, the Library 30 East Center and Community Development, 86 East 100 South. Presenter: Administrator Darrington**
- f) **Public Hearing to receive comments on the Fiscal Year 2013/2014 Budget and fee schedule. The Pleasant Grove Redevelopment Agency Budget is also included in the Final Budget. (CITY WIDE) A copy of the proposed budget is available at the Records Office, 70 South 100 East, the Library 30 East Center and Community Development, 86 East 100 South. Presenter: Administrator Darrington**
- g) **To consider for adoption a Resolution (2013-016) authorizing an employer pick-up of Employee Retirement Contributions for City employees participating in the Firefighters Retirement System; and providing for an effective date. Presenter: Attorney Petersen**
- h) **To consider for adoption a Resolution (2013-017) authorizing J. Scott Darrington, City Administrator, to sign an independent service agreement with Water Works Engineers, LLC, for engineering services for the Battle Creek Power Generation Project; and providing for an effective date. Presenter: Attorney Petersen**
- i) **To consider approving the wording and design of the Battle Creek Monument Plaque. Presenter: Director Giles**
- j) **Review and approval of the 2013 Municipal Election Combined Precincts and Polling Locations. Presenter: Recorder Kresser**

k) **Discussion on contracting out public safety services. Presenter: Administrator Darrington**

6) **DISCUSSION ON THE AMENDMENT TO THE 2012/2013 BUDGET Presenter: Director Lundell.**

Director Lundell stated that this is the final amendment for the year. There is a line by line explanation on page 2 of the document describing any increase in expenditures. The first line item is legal defender for the court. This is an expense that the City does not have a lot of control over and the increased case load which necessitated the cost. He stated that the \$10,000 is to be taken from the General Fund.

The second line item was Fox Hollow. Director Lundell stated that their assessment was \$20,000 higher than in the past. The third line item was Manila Creek Park where a pavilion was installed and paid for with grant proceeds. The next five items all dealt with public safety grants and were primarily one-time equipment type expenses.

Director Lundell stated that the City has received several generous grants over the last few years for the Senior Center. That money will be spent to improve the facility. The next item dealt with engineering and is in a higher growth phase and costs will be higher than normal. The last item under General Fund pertained to community development. The City contracted with a firm to do plan check fees and as the fees come in there will be an increase to revenue in that area.

The next section addressed public safety design. Director Lundell stated that there is a grant that will cover the next phase of the building design. Director Lundell stated that recreation expenditures are increasing by 87.5% but there is also additional revenue coming so there will not be much of an increase. The next item pertained to the RDA. He explained that as the new RDA is set up on 1300 West, there will be some initial cost. Over time the RDA will generate revenue. It was noted that the library grant is roughly \$7,800.

Capital projects funded the sound system for the court and the Fire District study, among other projects. They have already begun to receive costs related to the 1650 West road. Director Lundell stated that he does not typically budget impact fees.

The Parks Master Plan was being worked on by Community Development Director, Ken Young. The road impact fees deals with the loan that the City has with Utah County. The impact fees are collected in certain areas and remitted back to the County. The next three items related to the Storm Drain Fund. Administration fees were allocated to different funds. The final item was the Storm Water Master Plan.

Council Member Jensen stated that most of these items are grants and revenues. Director Lundell stated that there is not really anything new in the budget. It simply documents grants and other items that come up as well as new decisions that have been made. The State Auditor is pressing to have amendments done on a more regular basis. He explained that this budget document has been uploaded to the website.

7) **DISCUSSION ON THE 2013/2014 BUDGET *Presenter: Director Lundell.***

Director Lundell stated that the official budget is available on the City's website. If the public safety building goes forward and there is a tax increase, this would change. There had been no changes to the document since the last presentation made one month earlier.

Council Member Boyd asked how long it has been since property taxes were raised. Director Lundell stated that in 2006 there was an increase for the Rec Center but even longer since the last general property tax increase. Council Member Boyd suggested determining when that last occurred.

Director Lundell stated that property taxes are the second largest revenue and a fairly stable revenue source. They grow but at a slow and steady rate. Sales tax is a bit more volatile and fell substantially in 2007 and 2008. By the end of this year they should be nearly the highest they have ever been. He anticipated small increases over the next year and potentially even more with Wal-Mart and doTERRA coming in the following year.

Director Lundell stated that the Governmental Funds section covers nearly everything except utilities. The General Fund and other subcategories are found there. Capital projects, debt service fund and special revenue funds are separated out for budgeting purposes. The governmental revenues section gives an idea of what percentage of revenues come from different places. Most revenues come from taxes and some come from services such as ambulance fees. Intergovernmental revenues deal primarily with grants.

Council Member Jensen asked if Gold Cross Ambulance service has been a good move. Director Lundell stated that it has been more effective and has increased revenue. Chief Sanderson stated that it has professionalized the system for Pleasant Grove in addition to revenue increases.

Director Lundell stated that the utility funds pay the General Fund for services that the General Fund provides. Utility funds do not pay for the billing cost, rent on the building, administration, and other services. Assistant to the City Administrator, David Larson, asked what the difference is in taxes between property and sales taxes. Director Lundell stated that property tax was \$2.4 million and sales tax was \$3.8 million. It is more sales tax than property tax but also included is the energy sales and other franchises with 40% of the amount being sales tax, 35% being property tax, and 25% are other items.

Director Lundell stated that the governmental expenditures section gives an idea of what is spent on salaries, benefits, operations and capital, and debt service cost. Employee benefits include a 1% COLA raise and up to an additional 2% based on performance. Health insurance premiums increased by 12% with 9% being covered by the City.

Mayor Call stated that at MAG many other cities did better than Pleasant Grove on their health benefits. Director Lundell stated that the City had a bad usage year and the insurance actually paid out more in cost than the City paid in premiums. Mayor Call said that Pleasant Grove is in line with respect to pay increases with other cities.

Engineer Lewis asked if the 12% is the number for the traditional plan. Director Lundell said that different plans have different increases, but the 12% increase is for the traditional plan that most people are on.

Director Lundell stated that general debt services largely cover the tax bonds being paid with Class C money and some is for sales tax bonds. The RDA debt service is still being paid by Hammons. He noted that all of their payments have been made on time. Capital lease payments have been included in the Capital Equipment Fund. Council Member Jensen suggested rewording the section regarding Hammons to clarify that they are paying the City and not the other way around.

Director Lundell said that the General Fund Expenditures section only addresses the General Fund and not all governmental funds. It gives an idea of what percentage goes to what items. The Utility Funds section includes four areas and explains what the rate plan is and where the City is on it. It also shows that the Sewer Fund is not increasing next year.

Director Lundell said it is helpful when they discuss utility funds to have a step-by-step guide that shows what percentage of the fees are really fixed and what are not. Personnel is not as fixed as Debt Service, which is completely fixed.

Director Lundell stated that there is no change between the document described tonight and the meeting held one month ago. He explained that this document includes the Budget Management Guideline adopted last year. The last 20 pages of the document are a fee schedule.

Mayor Call suggested that Council questions be submitted to Director Lundell by Friday. Director Lundell explained that at a previous meeting they discussed Rec Center dues and the possibility of a discounted rate for those who commit to a one-year membership with an automatic monthly withdrawal. This will decrease the cost of the yearly pass and increase the cost of the monthly pass. The new system was added to the budget.

8) DISCUSSION ON PUBLIC SAFETY FACILITIES *Presenter: Administrator Darrington.*

Administrator Darrington stated that since the planning retreat in February when there was discussion regarding new public safety buildings, such as a new Fire and Police Station, the City has retained the services of VCBO for assistance. They have had several meetings and taken tours to look at different facilities in an effort to get an idea of what is desired in the new facilities. Administrator Darrington stated that they have been working with Brent Tippetts from VCBO who has begun putting things together as far as space is concerned. Square footage is the starting point and a dollar amount will be tied to that along with soft costs in order to have an idea of what the facilities will cost.

Administrator Darrington stated that Mr. Tippetts has put together a rough draft of a floor plan as well as a basic site plan. They have discussed the elevations and what the building will look like. He preferred not to rush the process of developing the exterior of the building in order to create a building that meets the vision of the City and the Civic Center. If the project is approved and funded, the City will complete an RFP for an architect to work on the details. The work being done

currently is for planning purposes and an attempt at pricing. Administrator Darrington stated that today the Council will discuss some of the spacing and what the City wants to present at the open house in two weeks. They should also discuss funding.

Mr. Tippetts stated that he has met with staff in an effort to analyze space needs in more detail. He explained that the Courts area will be roughly 8,900 square feet in size. The majority of that space is dedicated to the Courtroom and Council Chambers. Administrator Darrington stated that this has not been discussed with the Council, but the intent for the new building is to make it large enough to act as a Council Chamber until the new City Hall is completed a few years later. Mr. Tippetts explained that the Police Department will have approximately 19,600 square feet. The dispatch area will be about 2,000 square feet and the Fire Department encompasses roughly 28,000 square feet. The total square footage is just under 60,000 for the entire facility.

Mr. Tippetts stated that this first plan is called the “test fit” which means that after much analysis they have compiled a plan they think will be a good fit for the facility and for the City. They then conduct a test fit to see how everything fits on the site and it will be oriented. They anticipate that the plan will be tweaked substantially, but will be a good starting point to determine how everything will fit together and fit on the site.

Mr. Tippetts explained that the Police and Courts appear to be in their own buildings, but there will be a basement connecting the Fire House to the Police and Courts Building. There will be access on site that will operate as a service function as well as a storage facility. The front entrance will be located off of 100 East. Because the two buildings are visually separated they will create a public plaza that circulates between the two buildings. Pioneer Park will be preserved through the entire development process.

Mr. Tippetts explained that there will be a public lobby off of 100 East on the street level. At the end of the public lobby will be the Clerks’ offices. The Court Room/Council Room will be on the street level and be easy to identify. There will be two public entrances into the room. There are attorney and client meeting rooms located off the courtroom immediately behind the courtroom space. There will be a private conference room that will also serve as the Jury Room. There will be other police spaces such as the sally port where forensics will be done.

Mr. Tippetts reported that just off of the public lobby there will be a grand staircase that leads to the upper level. The lower level of the building can be accessed using these stairs, but will only be accessible to staff. There will also be public restrooms in this location. Immediately off of the sally port will be the booking area and holding cells.

Mr. Tippetts stated that the Fire Department is across the plaza area. There will be a public entrance located here. There will be enough space for the historic fire engine as well as a classroom large enough to accommodate school children who come to visit the Fire Station. Immediately across from the classroom will be the Training Room and Administrative Suite. A staircase will lead to the dorm rooms and some storage functions. The apparatus room, which houses all of the equipment, will be located on the far side of the building to create acoustical separation from the dorm rooms.

Mr. Tippetts explained that the upper level of the Fire House will include the storage facilities. They will be stacked on two levels with a cat walk along the front, which will enable items to be easily moved on and off the trucks. Mr. Tippetts reported that this was something they saw in the Springville facility that the Fire Department liked. He stated that the upper level is the housing area and includes three administrative dorm rooms and eight shared dorm rooms. There will be additional space to create additional dorm rooms at a later date.

Mr. Tippetts stated that in the police section of the building, dispatch will be located on the second level in the corner above the courtroom area. There will be room for an additional dispatch module to be built in the future, but for now there will be only one. The public will come up the grand stairway where there will be a small lobby at the top of the stairs. This is where the interface between the Police Department and staff will occur. There is a large room for the emergency operations center that will function as a Public Meeting Area and Training Room space. The room will be subdividable. There are three open office areas as well as private offices located around the perimeter.

Mr. Tippetts reported that the basement was created based on what they observed at the Springville facility. He explained that there is a lot of growth opportunity in the basement. There is a fitness area for the Police, Fire Department, and staff to use. The basement connection between the two buildings will make it easy for the Fire Department to utilize the fitness facility. There will also be storage available in the basement. The armory will be located here as well as storage for Animal Control. Mr. Tippetts was confident that the project will work for all of the varied functions required by the City.

Mayor Call asked if Police Chief, Mike Smith, and Fire Chief, Marc Sanderson, have reviewed the plans, and if so, what their thoughts were. Chief Smith stated that it seems like the essentials are present, but there are a few things that will need to be tweaked. It appears that the dispatcher's needs are met as far as space and build out goes. Mayor Call stated that if they are taking on additional work the build out will likely be used. Chief Smith stated that the current plan will allow for eight work stations at build out. There are currently three work stations and they are looking to increase to four immediately. The plan will still allow them to double in size.

Administrator Darrington stated that as they prepared the plan, future space was a top priority. The City wants this to be a minimum of 50-year building. Council Member Boyd asked if Springville has a similar style of dispatch. Chief Smith responded that it is similar, but they only have enough room for four dispatch stations and no room to build out. Mr. Tippetts thought Springville's square footage was roughly 1,600 square feet. Administrator Darrington stated that Clearfield's station has four work spaces and an empty space for build out. They have similar square footage and layout.

Council Member Jensen thought 2,000 square feet may be a little small for dispatch. Mr. Tippetts reported that they have included all of the required functions comfortable in the space. Administrator Darrington stated that they went space by space and discussed every office to be sure there would be enough space and that they are comfortable with the layout.

Chief Sanderson stated that they have met multiple times to discuss the space and how to best leave room for future growth. He thought they had done well. His only consideration was that Pleasant

Grove City only needs one Fire Station, so by building it and adding six bays, as recommended, it should serve the City's needs forever. This would remove a need to take on the capital expense of building a second station elsewhere in the City. He explained that the location is centrally located and their response time would be adequate. The one consideration would be if the City was able to work out a contract with another city that would allow them to co-house or staff a second station, which would potentially allow them to downsize the bay area. Mayor Call stated that they do not want to count on another City, so the bay size should likely remain as-is.

Mr. Tippetts stated that they want the work environment to be bright and light and will make sure to consider that as they develop the space. He stated that there are different methods to accommodate additional light. They will be using sky lights on the upper level to bring in extra lights and will think about what else can be added.

Mayor Call said that it is wise to dual purpose the Court Room and Council Chambers. He asked if it would be easy to use the Jury Room for executive sessions. Administrator Darrington stated that it would be a perfect space to do executive sessions. Council Member Jensen asked what the capacity of the Court Room will be. Mr. Tippetts reported that the space is 3,000 square feet and will accommodate roughly 200 people. Administrator Darrington stated that this is a space that could be scaled down, if necessary. He explained that they will rarely need that much space as a Court Room but occasionally the City will need that space for Council Meetings. Administrator Darrington said that one option would be to create a glass partition that could be opened to the lobby when more space is needed. Mr. Tippetts stated that if the City chose this option they would likely have to use bullet proof glass and have draperies hung for privacy in the courtroom.

Mr. Tippetts stated that they could use video as well. Mayor Call indicated that video could be difficult because of the need for public interaction. Administrator Darrington stated that in cities where video is used they make sure to leave time for people to walk into the room to speak if they wish to address the Council. Chief Sanderson stated that technology would still allow the ground level training room in the firehouse to fill the same role. It would be simple to teleconference into the room. Mayor Call stated that this would be a rare need.

Council Member Jensen asked if the building should be oriented to Center Street as opposed to 100 East. He remarked that 100 East is a busy road and access to the building may be more appropriate from Center Street. Mr. Tippetts thought that that was a good comment and an issue they had not addressed. He explained that the primary reason they oriented it the way it was was because of the potential for the future City Hall to be located across the street. He added that there is no reason they could not orient it to Center Street. Mayor Call explained that the logical entrance would be closest to the parking lot, which is how the building should be oriented. Mr. Tippetts stated that the building could be oriented any way that would allow for good access from Center Street and the parking lot. Council Member Jensen stated that the more they can avoid 100 East the better.

Mayor Call stated that some public buildings he has seen have doors that allow either door to open all the way through. Mr. Tippetts stated that they would have liked to do that design, but they do not have the space with the design they currently have.

Parks and Recreation Director, Deon Giles, stated that the building could be shifted to the south and not have the parking in the old school area. There may be room for some green space and share the parking to the east. He stated that there are some options for parking.

Mr. Tippetts stated that the design will be a balancing act because there are needs coming from four sides of the building, such as the sally port, which has to be disguised from the public. There has to be a public entrance and a staff entrance. Chief Smith stated that the current layout is of concern with the orientation of the sally port to the Court Room and having to take prisoners through the building. Mr. Tippetts stated that there will need to be more discussion regarding the sally port.

Council Member Robinson asked how prisoners are currently transported. Chief Smith stated that they are taken through the lobby, which is a serious problem. He stated that the shared basement is an excellent addition. Council Member Jensen thought it would be nice to have a skywalk connecting all of the buildings to the City Hall. Mr. Tippetts stated that it will be too far to do a sky bridge.

Engineer Lewis stated that there is still space available because 200 East is a larger right-of-way than it needs to be, as is Center Street. Mr. Tippetts explained that they need to be sure the turning radius into the building is adequate. They never want people to have to back out onto a busy road. There will likely be a pull through to exit onto Center Street.

Council Member Robinson asked if the property owner south of the Fire Station has been contacted regarding the open house. Engineer Lewis stated that they have been emailed, but have not responded. Previously the owners would need more for the property than fair market value. He did not know how to resolve purchasing property where the owners have a mortgage that is more than fair market value. Council Member Jensen stated that years ago the property was for sale. Mayor Call stated that they were unable to sell, likely because of price.

Administrator Darrington stated that for the open house in two weeks there will be tours of the Police and Fire station that will last roughly 20 minutes. The open house is scheduled from 6:00 to 8:00 p.m. He said they want to show the community their current circumstances to showcase the need for a new facility. There will be a room set up with the site and floor plans as well as a funding explanation. Administrator Darrington agreed to be the point person for questions from the public.

Administrator Darrington stated that the initial estimate for the building was established about one year ago and since then the price has increased as the design has been developed. The cost is roughly \$18 million, which does not include the cost of the properties they still need to obtain. This could add another \$1 million to the price. Tax increases are based on a 20-year bond at a 4% interest rate. If the City borrows \$20 million, residents with a home valued at \$210,000 would pay an additional \$12.88 per month.

Administrator Darrington stated that they need to be certain that they do not state what the price is going to be, and then realize it will actually be higher. He suggested they begin with the intention of spending all of the borrowed money and as development and planning continues, if it is possible

to save money, they can always reduce cost at the end. He added that the City may be able to use some Public Safety Impact Fees to help purchase some of the properties.

Administrator Darrington stated that the Council needs to decide what type of feedback they want in terms of verbal feedback or written comments. On June 18 the City has to decide if they are going to do Truth in Taxation or not. Truth in Taxation is the mechanism to increase property taxes and is driven by State code. The budget must be adopted on June 18 unless the Council plans to go through Truth in Taxation, which would push budget approval to August. Residents receive property tax notices in July, which will state that Pleasant Grove City is proposing to increase property taxes with the amount listed and the date of the public hearing. Deciding to go through the process of Truth in Taxation does not guarantee that the project will fund, it is just an indication that the City will go through the process. August will be the opportunity for the public to voice their opinion and the Council can say yes or no. If the City Council says yes they can move forward with the bonding and work with an architect. The building should be completed in two to three years. If the City Council votes against the project it will be put on hold until the City decides to approve it.

Administrator Darrington stated that the June 18 meeting will be to determine if the Council would like to move forward with Truth in Taxation, but the decision will not fund the project. Council Member Jensen asked if the thinking behind 100 East is that the extra space needed will be on the west side of 100 East where the old Bell School is located. Administrator Darrington stated that they will account for what the City anticipates for the widening of the road. Engineer Lewis stated that they are not going to move a historic building, so they need to determine how far off the front of the building they would want the back and the sidewalk. Once that is established they will arrange the road widening.

Council Member Boyd asked if the bond could change from 20 years. Administrator Darrington stated that it could change to 25 if they want to lower the impact on the citizens. Council Member Boyd asked if the interest rate is final. Finance Director, Dean Lundell, thought the interest rate was fairly conservative and could change. He explained that the Storm Water Bonds were 3 ¼% and this would be slightly higher than that.

Mayor Call asked if there was any reason the City would not want to go with the 25-year bond. Director Lundell stated that the interest rate increases somewhat over the longer term. Mayor Call suggested having both the 20 and 25-year bond numbers prepared for the public at the open house.

Administrator Darrington suspected that citizens will have concerns about building this facility instead of improving roads. He also suspected citizens will have questions regarding people on fixed incomes. Council Member Jensen stated that the Beck Home as well as the tree on 100 East will likely be addressed as well.

Council Member Boyd stated that the key to community support will be tours of the facility. It will be helpful for the public to see the conditions that the Police and Fire Departments have to function under. There will likely be a portion of the community that will feel that other things are more important.

Council Member Boyd asked if there was any way to bring the pool into the picture and find funding for the bubble on the pool as well as the new facilities. She asked if the Council had really discussed the cost of putting a bubble on the pool. She stated that it will be quite some time before the City can install an indoor pool and the bubble may be a good contribution to the community. Director Giles stated that they looked into a new indoor pool and the bubble roughly one year ago. He stated that the bubble would cost over \$1 million. The cost of the O&M on top of the actual cost of development in addition to the cost of heating the water, paying lifeguards, etc... The City will have to absorb those costs over time. Council Member Boyd suggested the figures be obtained.

Administrator Darrington suggested waiting until the public hearing on June 11 to see if anyone expresses interest in of the pool and then make a plan accordingly.

Mayor Call did not want the City to lose sight of the fact that safety is the pinnacle of the City's core values. As he has discussed safety with citizens he has shared that their top responsibility to the public is safety. This is a very important reason to move forward with the new public safety buildings. Administrator Darrington stated that the Council has to recognize they will get criticism from people who want an indoor pool, but they can take the stance of public safety being the most important.

Administrator Darrington stated that there will be a list of items that show the advantages of the new facility such as room for growth and the lack of need for a second Fire Station. The City needs to tell the public why they feel this is important. Council Member Jensen asked if Cedar Hills, Alpine, and Highland decide to use Pleasant Grove's public safety services if the City is increasing its revenues and to what extent will those revenues have on the new facility. Administrator Darrington stated that they specifically discussed dispatch with those cities and the revenue created will be negligible as far as the overall scheme of what the City will be borrowing to build the new building. Those contracts could also go away at some point, so he would prefer to not mention that to the public. Administrator Darrington stated that the new facilities are being built because they are needed by the City.

Council Member Jensen asked if the City is not going to receive revenue why they would opt to take on the extra work from the other cities. Chief Smith stated that the biggest reason is level of service, particularly with dispatch. He stated that they are currently struggling to retain dispatchers. They do a thorough training that takes up to six months. They are not able to retain the dispatchers because the City is not able to provide the full-time work they want. In addition, they are a training ground and other cities are taking their employees. Taking on the other cities' dispatch will allow Pleasant Grove to offer more full-time positions, which will increase the level of service to their own citizens. Council Member Jensen suggested that information be shared with the public at the open house.

Mayor Call suggested the creation of an FAQ for the open house. Administrator Darrington stated that they would create the FAQ and make them available before June 11. Council Member Robinson stated that they need to inform the public of how great the need is and to do all they can to show how beneficial a new facility will be and explain how service will improve.

9) **MAYOR, CITY COUNCIL AND STAFF BUSINESS**

Arts and Culture Director, April Harrison, thanked everyone for their participation in the Memorial Day Program. Mayor Call remarked that the speaker was wonderful.

Director Lundell stated that they hired Lewis Young several months ago to do a study on revenue potential in the Grove, which has been completed. They will be compiling information and presenting it. He explained that it is a detailed study that covered each property in the Grove and potential other properties.

Engineer Lewis stated that 1650 West is being paved and the asphalt should be down by the end of the week.

Chief Smith stated that the Citizens Academy is going very well.

Public Works Director, Lynn Walker, stated that the Fugal well pump went out three weeks ago. It is under warranty and they are working quickly to get it back up and running.

Council Member Robinson stated that Mayor Hadfield would like to speak to Mayor Call about purchasing property near Stewart's Trailer in regard to American Fork's storm drain. She agreed to pass the message on to Mayor Call. Administrator Darrington stated that they have spoken with Mayor Hadfield and asked that a proposal be brought to the City. Council Member Robinson said that the City has excellent employees and specifically thanked City Recorder, Kathy Kresser, for all of her work.

Council Member Boyd reported that she will not be at next Tuesday's meeting.

Mayor Call stated that Mayor Dane from Lindon is the Chairman of MAG. There is a summer party each year for the Mayors and their spouses. This year the party will be done in combination with Strawberry Days. Mayor Call stated that those who wish to participate will clean up Wills Pavilion with a Dutch oven dinner hosted on the Thursday night of Strawberry Days.

Administrator Darrington asked if the Council is willing to set aside another night for the Cleanup Main Street Project. Another option was to do it another night or on a Saturday. The group suggested a Monday night.

Administrator Darrington stated that John Schiess visited the Directors Meeting, which led to a lengthy discussion about their Provo Reservoir allotment. Last time the Council spoke about this the City's allotment was at 60% and it is now 30%. The City's other water sources are running about 50% down from last year. When Mr. Schiess visited last he recommended obtaining water from Orem. The City will now needs another 1,250 acre-feet beyond the 1,000 acre feet already purchased if the City plans to continue watering at the level that they are currently. He stated that 1,250 is the worst case scenario estimate.

Administrator Darrington stated that there are three options for long-term issues that need to be addressed. First, the Utah Water Conservancy District has 1,250 acre-feet available. The City should let them know by the end of the week if they are interested in purchasing. The cost will be

roughly \$200,000, which can be funded by delaying capital projects planned for this year in the Water Fund. He stated that the pros for this solution are that the City will use existing funds and will not have to increase rates, but the con is that they will be spending an additional \$200,000, which does not encourage conservation of the current water resources.

Option Two was to buy the 1,250 acre-feet of water and charge a one-time surcharge of roughly \$35 per household to cover the cost. They could also spread that cost out over the summer. This option will show the seriousness of the situation but add an additional charge on top of rising utility rates.

Administrator Darrington stated that Option Three is to buy something less than the 1,250 acre feet and hope they will be able to get more water out of the Provo Reservoir. There is a chance that they can get more than the allotted 30%, but it is not guaranteed. They can also potentially use culinary water to supplement the system as needed. This will cost the City less, but they may run out of secondary water before October 1 as well as the additional cost to run pumps for the culinary system. This cost is similar to the cost of renting water. Engineer Lewis stated that there is a chance this option could cost more than renting.

Mayor Call stated that they have already purchased 1,000 acre-feet from Orem for \$50,000, which costs \$50 an acre-foot. The new proposal will cost \$160 per acre-foot. He asked if Orem or any other cities have water that can be purchased for less. Director Walker stated there was nowhere else to rent from.

Council Member Jensen stated that there is nothing on the list about reducing watering to two days instead of three. Administrator Darrington stated that they could suggest that, but people can still water as much as they want that day. He did not know how much water that will actually save. Since the City began requiring watering only three days a week instead of seven, water usage had not changed much since people generally water longer on the days they are allowed to. Council Member Jensen suggested cutting back to two days and see how much they save.

Director Walker stated that it is important to keep watering balanced so that water is not wasted. Administrator Darrington stated that they would have to arrange watering by neighborhood to keep things balanced. Engineer Lewis stated that if behavior doesn't change they will run out of water.

Mayor Call asked if the purchase of 1,250 acre-feet is an all or nothing deal or if they can purchase a smaller amount now and another portion later. Director Walker responded that the water will be gone soon, so while they can purchase whatever amount they want, they will not have the option to purchase more at a later date.

Council Member Boyd asked if every city is having this discussion or if Pleasant Grove is struggling more. Administrator Darrington stated that Lehi and Highland are in the same situation and there are likely others. Engineer Lewis stated that Director Walker's contact got the City the front spot in line to purchase water.

Mayor Call stated that he does not want to charge the citizens. He does not like to delay capital projects, but thinks this is the most logical option. He clarified that depending on the water year the City only gets a certain percent of what they own out of Deer Creek. Administrator Darrington

stated that three years ago it was 100%. Director Walker said that the 30% coming to the City is still up in the air. If they get a delayed runoff to replace that water the City may get more, but he would not plan on that.

Council Member Jensen asked if the Option One will take them all the way through the summer without using culinary water. Director Walker said that the City currently uses some culinary water. Mayor Call asked if anyone disagreed with pursuing Option One.

Administrator Darrington stated that Option One does not really impact the public. Mayor Call said it is very important to continue to try and educate the public about the situation. People do not understand that just because you own water rights does not mean you are guaranteed all of that water. Mayor Call stated the information needs to be updated on the website and asked that the Council and staff talk to their neighbors and friends about it.

Council Member Jensen did not understand why the City should not cut back to two days a week in addition to Option One. Director Walker said he could figure out a way to balance the City's watering to accommodate that. He recommended continuing with the ticketing. He reported that 300 tickets have been issued so far. He reported that he gets roughly 30 calls per day, but people are beginning to learn and the fines are going to begin changing behavior.

Council Member Robinson stated that technology has resulted in citizens not focus on how much water they are using. They set their sprinklers and don't pay attention after that. Council Member Boyd stated that people feel it is their right to water as much as they want because they are paying for it. Mayor Call questioned whether cutting back to two days will make much of a difference, but thought it would send a message about the dire situation the City is in.

Administrator Darrington stated that in the long term the City needs to create a capital plan to start installing secondary water meters. They need to begin this next year. Administrator Darrington reported that it is estimated to cost roughly \$1.3 million. Director Walker stated that they are randomly testing secondary meters for effectiveness and to determine the type of meter to install.

Administrator Darrington stated that another idea is that as part of the penalty phase in water violations that the City could take the \$200 fine and purchase another meter and install it. The City will not be able to charge anyone extra, but will be able to put a meter on the property. If they are not requiring the entire City to be metered they will not be able to make requirements for people who have violated the water rules. He suggested after a third violation that they install the meter. A new amendment ordinance will be required to put in secondary water meters.

Administrator Darrington stated that the City will need to determine the appropriate amount of water needed to water a lawn to help set the rate once the meters are installed. The City will need to emphasize that the cost of water will not go down. The fee will ramp up quickly for those who use a lot of water. Those numbers will have to be researched.

Director Lundell stated that he would add this information to the budget amendment.

Mayor Call asked if there were any further discussion or comments, being none he called for a motion to adjourn.

10) **ADJOURN**

ACTION: Council Member Robinson moved to adjourn. Council Member Jensen seconded the motion. The motion passed unanimously with Council Members Boyd, Jensen, LeMone and Robinson voting “Aye.”

The City Council Meeting adjourned at 8:26 p.m.

This certifies that the City Council Minutes of May 28, 2013 are a true, full and correct copy as approved by the City Council on July 2, 2013.

Kathy T. Kresser, CMC City Recorder

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