

**Pleasant Grove City  
City Council Meeting Minutes  
July 21, 2015  
6:00 p.m.**

PRESENT:

Council Members: Dianna Andersen  
Cindy Boyd  
Eric Jensen  
Cyd LeMone Mayor Pro-Tem  
Ben Stanley

Excused: Mayor Daniels

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

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

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1) **CALL TO ORDER**

Mayor Pro-Tem, Cyd LeMone, called the meeting to order and noted that all Council Members were present. Mayor Daniels was excused from the meeting.

2) **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Police Lieutenant, Britt Smith.

3) **OPENING REMARKS**

The opening remarks were given by Police Chief, Mike Smith.

4) **APPROVAL OF AGENDA**

Council Member Boyd requested that Item 10E be continued to July 28, 2015. City

Administrator, Scott Darrington, noted that Items 9B and 9C will also be continued to July 28, 2015.

**ACTION:** Council Member Boyd moved to approve the agenda with the aforementioned changes. Council Member Andersen seconded the motion. The motion passed with the unanimous consent of the Council.

## 5) OPEN SESSION

Council Member LeMone opened the open session.

Jill Skoy gave her address as 1924 North 1150 West and stated that she was representing a group of concerned citizens responding to a recent decision made by the Board of Adjustment on July 16, 2015. Her concern related to a cell tower that Verizon Wireless is seeking to construct on Manila Elementary School's property. Ms. Skoy noted that she emailed the Mayor and Council outlining her concerns and stated that they are health related. According to the Federal Telecommunications Act of 1996, citizens are not able to protest a cell tower based on the health and wellness of the community. However, Ms. Skoy argued that as a small City they should be able to create ordinances as a precautionary measure against potential hazards.

Ms. Skoy was of the opinion that the Board of Adjustment did not follow City Ordinance 10-15-36, which indicates that towers are to be located in rear yard areas and in places that are least obtrusive on the public view and neighboring uses. She stated that obtrusive is defined as noticeable or prominent in an unwelcome or intrusive way. Furthermore, it also means obvious and unmistakable. Ms. Skoy, as well as the other citizens she was representing, feel that the Board of Adjustment dismissed their concerns as they were presented during their July 16, 2015 meeting. Ms. Skoy recalled that Dustin Phillips, who serves on the Board of Adjustment, requested that the applicant submit a conceptual image of how a 75-foot cell tower next to a 30-foot school building, situated 100 feet from the road would look. The applicant did not submit an image to support the notion that the tower would not be obtrusive in this particular location. Ms. Skoy shared additional observations from the Board of Adjustment meeting, held on July 16, 2015.

The citizens were concerned with the potential allowance the Council would make for cell towers to be 150 feet apart, rather than 1,000 feet. Ms. Skoy noted that Verizon Wireless originally wanted to put the cell tower in the park. In one day, she collected 110 signatures from residents who live within the Manila School boundaries who are opposed to the cell tower being built on the subject property. The citizens were requesting that the Council work with the Board of Adjustment and Verizon Wireless to identify a new location for the cell tower. Building the tower elsewhere would allow Verizon Wireless to construct the tower more quickly, as they would be able to work outside of school hours. The City would receive the financial benefits if the tower was built in the park and the concerns of the citizens would also be alleviated.

Eric Skoy, Ms. Skoy's husband, added that Verizon Wireless was held to a good faith effort to construct their tower next to the Sprint tower, which is located in the park. However, this information was not available to the Board of Adjustment prior to last week's meeting, and they voted in favor of the proposed relocation anyway.

Donna Squires, who resides at 1202 West 1320 North, expressed concerns with the availability of R-rated movies at the public library. She requested that this item be added to a future agenda to be discussed at length. Ms. Squires also thanked the Council for the time and energy they put forth serving the community. In response to a question from staff and Council, Ms. Squires stated that she is interested in either having the R-rated movies completely removed from the library, or to at least enforce restrictions. Presently, anyone over the age of six with a library card has full access to R-rated movies.

Library and Arts Director, Sheri Britsch, responded that they are currently in the process of changing the check-out system, so that it will block and prevent children under the age of 18 from checking out R-rated movies. They have not seriously considered removing the R-rated movies from the library altogether, unless they are given specific direction from the Council. There was continued discussion on library policy. Ms. Squires felt that R-rated movies offend community standards, which is why she'd like to have this on a future agenda item. Administrator Darrington suggested that this be added to the August 4, 2015 agenda.

The Council reverted back to the issues raised with the proposed cell tower. City Attorney, Tina Petersen, stated that as a City they have been working with Verizon Wireless for several months. The problem was that while the ordinance requires collocation, the company who gets the pole first sometimes has discretion over how quickly permission is granted to the next company in line. Sprint has indicated that Verizon Wireless can collocate on the same pole, however, they have given them such a low spot on the pole that it isn't feasible for Verizon Wireless to locate there. Staff encouraged Verizon to take advantage of the change in the ordinance and to consider relocating back to the ball fields on another pole. However, they are not interested in doing so at this time.

From a legal standpoint, because the Board acted in a quasi-judicial manner, their decision is final. The City Council does not have a role in second guessing their decision at this point. The only appeal that can be made is to the District Court. In response to a question from Ms. Skoy, Attorney Petersen explained that the Board of Adjustment's role was to act as a judge on the decision made on the Planning Commission level to grant the applicant a conditional use permit. There was continued discussion regarding the legal appeal process as well as the noticing that has taken place on this particular item.

Community Development Director, Ken Young, stated that during the time the City has worked with Verizon, staff has encouraged them to co-locate with the Sprint tower. They have, however, struggled to establish an agreement with Sprint. Verizon ultimately decided to pursue the location on the Manila Elementary School property, which was denied by the Planning Commission and overturned by the Board of Adjustment.

Administrator Darrington added that while the City does not have the legal ability to block the cell tower from going on the school property, the Alpine School District can shut down the operation.

Jennifer Bishoff, who resides at 1395 North 390 East, opined that conditional use permits are given too freely. She stated that the City should tighten up ordinances and stop making exceptions. She encouraged the Council to seriously consider what adverse effects could take place as the result of changing the ordinance on cell towers.

Ms. Bishoff commented that last week her neighbor had a motorcycle and child's racer stolen from her property. In the process of looking through the surveillance video, she noticed that there was a person driving a Pleasant Grove City vehicle who stopped in her yard, as well as neighboring yards at approximately 3:30 a.m. on July 15. Ms. Bishoff stated that she was watering on her assigned day, and did not know why a City employee would need to be on her property at that time. She felt this was a violation of her personal property. If they were reading meters or looking for violations it should all be done during the day. Furthermore, it could be unsafe for City personnel, as there are many residents who have guns and will use them to protect their property.

Public Works Director, Marty Beaumont, explained that most residents do their watering at these times of days. Therefore, City staff is out checking meters to ensure that the proper watering schedule is being enforced. Administrator Darrington did not want City employees on private property at 3:30 a.m., and assured Ms. Bishoff that they would resolve the situation. Director Beaumont suggested that as personnel check meters during the day, they knock on front doors to notify residents prior to going into private back yards. He agreed that the policy should be reviewed with all public works staff. Council Member Stanley asked Ms. Bishoff if she has shared the surveillance video with staff, and Ms. Bishoff replied that she has a picture that was taken from the video. Council Member Stanley suggested that she share it with local law enforcement, so that this specific incident can be addressed.

Randy Sloat gave his address as 1686 West 1650 North, expressed additional concern with the Verizon Wireless tower and commented that he has followed the entire process unfold on this project. Mr. Sloat remarked that Verizon's response at each meeting has been different and money is their biggest motivator. He reiterated that according to Code, the structure has to unobtrusively fit into the community and the most appropriate location for a cell tower is Manila Park. Mr. Sloat echoed comments made previously.

Chief Smith stated that he received a letter from the Utah County Major Crimes Task Force, in which a member of the Pleasant Grove Police Department participates. The letter recognized Detective Chad Pedersen for a job well done on a Title III Investigation on the transportation of heroin to Oregon and Utah from Mexico. The letter detailed the investigation, and stated that the task force arrested 15 suspects in the drug trafficking organization, and seized 20 pounds of heroin. Chief Smith concluded by stating that Officer Pedersen is a great example of what Pleasant Grove has to offer.

There were no further public comments. Council Member LeMone closed the open session.

6) **CONSENT ITEMS**

- a) **City Council Meeting Minutes:  
City Council Minutes for the June 9, 2015 meeting.  
City Council Minutes for the June 23, 2015 meeting.**
- b) **To consider approval of Payment Request No. 1 to Gerber Construction Inc., for the Battle Creek Microhydro Power Generation Project.**
- c) **To consider approval of paid vouchers for July 10, 2015**

The consent items were reviewed and discussed.

**ACTION:** Council Member Jensen moved to approve the consent items. Council Member Andersen seconded the motion. The motion passed with the unanimous consent of the Council.

7) **BOARD, COMMISSION, COMMITTEE APPOINTMENTS**

**A) TO CONSIDER THE APPOINTMENT OF NIELS FUGAL AS THE MUD HOLE NEIGHBORHOOD CHAIR.**

Mr. Fugal stated that he has lived in Pleasant Grove most of his life and he is looking forward to being involved in the community.

**ACTION:** Council Member Stanley moved that the Council appoint Niels Fugal as the Mud Hole Neighborhood Chair. Council Member Jensen seconded the motion. The motion passed with the unanimous consent of the Council.

8) **PRESENTATIONS**

**A) UTAH COUNTY ATTORNEY TO PRESENT AN AWARD TO THE POLICE DEPARTMENT.**

Utah County Attorney Jeff Buhman expressed his appreciation for the support the Pleasant Grove Police Department and City Council show the Major Crimes Task Force. There are a lot of drugs, particularly heroin, moving through and around Utah County and the task force has done a tremendous job of dismantling huge drug trafficking organizations. Their efforts improve the safety of all Utah County citizens.

Mr. Buhman spoke about the Megan Huntsman case. He explained that while Utah County is typically a safe place, there are still major crimes that occur in the area, including homicides. Mr. Buhman remarked that the Pleasant Grove Police Department has stood out because of their dedication and professionalism. Over the years, the Utah County Attorney's Office has never seen better police work conducted than what was done in this case. The Pleasant Grove Police Department went deeper into this case than what they were asked to, which made the case go by quickly and smoothly because it foreclosed arguments by the defense. Mr. Buhman presented Chief Smith and the Pleasant Grove Police Department with a plaque in recognition of their outstanding service throughout the Megan Huntsman case.

Chief Smith commented that all of the personnel in his department are amazing and it is a joy to work with them. He wished the citizens in Pleasant Grove fully understood how fortunate they are to have this dedicated group of individuals serving the community. Council Member LeMone thanked them for their service.

9) **ACTION ITEMS WITH PUBLIC DISCUSSION**

**A) CONTINUED ITEM: PUBLIC HEARING TO CONSIDER FOR ADOPTION AN ORDINANCE (2015-27) AMENDING THE PLEASANT GROVE CITY CODE, SECTION 10-15-36-D, COMMERCIAL COMMUNICATIONS APPLICABLE CITY WIDE, REDUCING THE REQUIRED 1000 FOOT DISTANCE BETWEEN**

**CELL TOWERS. *Presenter: Director Young \*Continued from the July 7, 2015 meeting.***

Director Young presented the staff report and provided an overview on the item. He explained that on March 12, 2015, Verizon Wireless approached Pleasant Grove City with a desire to build a cell tower on property located at approximately 1726 North 600 West. The conditional use permit required to build the cell tower was denied by the Planning Commission. However, the denial was appealed by the Board of Adjustment on July 16, 2015.

Cell towers currently require a 1,000-foot separation. This requirement is connected to a requirement that all tower owners provide the City with a letter stating that they will allow for collocation of up to three users on a tower. It was the City's intent to encourage collocation rather than separate towers accommodating only one or two users. However, in this case collocation has not occurred on the tower owned by Sprint just 1,600 feet from where Verizon Wireless proposed to build a tower. Sprint provided the City with a letter specifying their allowance for two other users on the tower. Unfortunately, the Code does not require users to collocate. The Code only requires them to allow for collocation. As a result, Verizon Wireless has been working with Sprint intensely for several months to no avail.

To avoid situations like this and to encourage tower clustering that would discourage widespread impacts of spread tower construction, the text amendment reduces the required distance between towers to 150 feet on property that has existing infrastructure to accommodate multiple communication facilities without a significant impact on view sheds. It also requires cell tower owners to allow collocation when requested and respond to City requests for collocation within 30 days of the request or face potential revocation of the conditional use permit required to operate the tower.

Director Young stated that if there is sufficient concern that the reduced distance of 150 feet could potentially lead to other cell towers being built on school property, the verbiage could be changed from "public property" to "City-owned property". Attorney Petersen added that the amendment strengthens the existing requirement to allow collocation in that it states that if providers do not allow collocation their conditional use permit may be revoked. She noted that another cell tower proposal is also being considered at the high school. Administrator Darrington suggested that the City wait to involve the school district prior to making a decision.

Director Young read the suggested amendments and noted that the concept was created based on what other cities have done.

Council Member Andersen asked if a cell tower could connect with a light pole. Director Young explained that the provider would need to contact the power company. Staff, however, was concerned about whether there is a sufficient structure for that to occur. City Engineer, Degen Lewis, added that they would not be able to attach to an existing light pole, but rather could replace an old light pole that is no longer being used.

Council Member LeMone opened the public hearing.

Jill Skoy stated that in 2011 the World Health Organization categorized RF radiation, which is what is exuded from cell towers, as a possible carcinogen, which was based on research

conducted by over 30 scientists. The Federal Communications Commission (FCC) notes that studies showing relatively low levels of RF radiation can cause certain changes in the immune system, neurological effects, behavioral effects and other health issues including cancer. Ms. Skoy believes that the City can work within the restrictions of the 1996 FCC Act, in a way that will also protect the citizens. It is important to consider where children spend most of their time, especially during these early developmental years.

Eric Skoy suggested that the Council consider height recommendations for cell towers, so that collocation is possible. He stated that while a higher pole can be a nuisance, more issues with collocation arise with shorter poles.

Attorney Petersen noted that poles can either be 70, 80, 90, and 100 feet. Depending on height there are different restrictions in terms of distance from a residential property line. Council Member Boyd asked if cell towers can legally be restricted from outside the City. Attorney Petersen responded that the FCC prohibits this from occurring. Ms. Skoy stressed that she is not opposed to cell towers in general, but feels that they need to be located in the best places possible. While the school district may be in favor of having them on their property for financial reasons, they are not necessarily taking the health and wellness of the kids into account. There was continued discussion of previously made points. Attorney Petersen mentioned that a lease is about \$1,000 to \$1,500 per month for the first user, or approximately \$20,000 for a 50-year term. Mr. Skoy commented that while this is a significant amount of money going directly to the school, he would rather help fund the school through fundraisers and higher property taxes.

Jennifer Bishoff asked if tonight's decision will affect future cell towers or applied retroactively to existing projects. Council Member Boyd responded that previous providers have already gone through the approval process for existing towers.

Niels Fugal stated that he has been a volunteer parent on School Community Councils for the past 14 years. He explained that he attended a meeting with other parents where this particular cell tower was discussed and where it would be located. The cell tower would be built on the northeast corner of the property, near the school.

The School Community Council voted favorably for the tower for a number of reasons. First, there isn't any conclusive evidence that certain health concerns are associated with cell towers. Second, the School Community Councils determined that the revenues from Verizon Wireless from which the children could benefit far outweigh any potential health concerns associated with RF emission. Furthermore, the revenues from the cell site at the high school could provide the students with Chromebooks and other valuable learning tools. Mr. Fugal emphasized that the Alpine School District and parents greatly care about the health and well-being of their students and children.

Maria Reynolds gave her address as 864 West 1650 North and stated that the reason many of the studies are inconclusive is because the research only goes back to 1986. Furthermore, Federal law mandates a minimum of 150 feet between a cell tower and a residence because of unknown effects from radiation. She explained that even though the research is still inconclusive, there is a real risk involved.

Jill Skoy cited the sources of her information as the World Health Organization (WHO) and the Federal Communications Commission (FCC). She then shared the following from the American Cancer Society:

*"...In one study, they have found that those who lived in a town that could have exposed them to higher than average RF radiation from cellular phone towers in the previous five years, had a slightly higher risk of cancer. Some scientists have reported that RF waves may produce other effects in human cells in lab fishes that they are testing right now, that might possibly help tumors grow..."*

Ms. Skoy shared additional information regarding engineer tests that have been conducted and structural citations issued by the FCC since 1996.

Donna Squire stated that her son-in-law who used to work for a company that built cell phone towers eventually left the job due to cell phone radiation. Mr. Fugal commented that working on a cell tower is different than being 150 feet away.

There were no further public comments. Council Member LeMone closed the public hearing.

Council Member Jensen stated that as a parent, he does not like the idea of the cell tower being on school property and opined that there are other locations where this cell tower can be constructed. However, there isn't any hard evidence that supports health related issues caused by cell towers. Council Member Stanley suggested continuing the item due to changes that may be made to the language of the ordinance amendment. Council Member Andersen speculated about how broad an effect the proposed amendment would have on the City. Council Member Boyd commented that while the City can't control the actions of the Alpine School District, they can control the restrictions set forth in the ordinance.

Council Member Andersen asked if the City could designate certain properties for cell towers. Attorney Petersen recalled that several years ago, the City designed a map of all City-owned properties that they encouraged providers to use for cell towers. However, this became problematic because providers identify tower locations based on their service areas. She stated that staff can attempt to use the map again when approached by providers. Director Young was concerned that encouraging rather than requiring providers to build on designated properties would be ineffective. There was further deliberation on the matter.

**ACTION:** Council Member Andersen moved that the Council adopt an Ordinance (2015-27) amending the Pleasant Grove City Code, Section 10-15-36-D, Commercial Communications applicable City Wide, reducing the required 1000 foot distance between cell towers. Council Member Boyd seconded the motion. A voice vote was taken, with Council Members Andersen, Boyd, Jensen, Stanley and LeMone voting "Aye". The motion carried.

**B) PUBLIC HEARING TO CONSIDER FOR ADOPTION AN ORDINANCE AMENDING THE PLEASANT GROVE CITY CODE SECTION 10-9A-8-E: YARD REQUIREMENTS IN THE R-R (RURAL RESIDENTIAL) ZONE, REDUCING THE REQUIRED SIDE YARD SETBACK FOR ACCESSORY STRUCTURES TO THREE FEET. (David McDonald, Applicant) Presenter: Director Young \*Continued to the July 28, 2015 meeting.**

**ACTION:** Council Member Stanley moved that the Council continue adoption of an Ordinance amending the Pleasant Grove City Code Section 10-9A-8-E: Yard requirements in the R-R (Rural Residential) Zone, reducing the required side yard setback for accessory structures to three feet. Council Member Andersen seconded the motion. The motion passed with the unanimous consent of the Council.

**C) PUBLIC HEARING TO CONSIDER FOR ADOPTION AN ORDINANCE (2015-23) TO REZONE ONE ACRE OF LAND FROM THE GROVE ZONE, COMMERCIAL SALES SUB DISTRICT TO THE GROVE ZONE, MIXED HOUSING SUB DISTRICT ON PROPERTY LOCATED AT APPROXIMATELY 100 SOUTH 1300 WEST IN THE GROVE ZONE, COMMERCIAL SALES SUB DISTRICT. (SAM WHITE'S LANE NEIGHBORHOOD) (John Harr, Applicant) Presenter: Director Young \*Continued to the July 28, 2015 meeting.**

**ACTION:** Council Member Stanley moved that the Council continue adoption of an Ordinance (2015-23) to rezone one acre of land from the Grove Zone, Commercial Sales Sub district to the Grove Zone, Mixed Housing Sub district on property located at approximately 100 South 1300 West in the Grove Zone, Commercial Sales Sub district. Council Member Andersen seconded the motion. The motion passed with the unanimous consent of the Council.

## **10 ACTION ITEMS READY FOR VOTE**

**A) TO CONSIDER FOR APPROVAL A FINAL PLAT FOR A THREE LOT SUBDIVISION CALLED MAJESTIC MEADOWS COMMERCIAL SUBDIVISION PLAT C ON PROPERTY LOCATED AT APPROXIMATELY 220 SOUTH STATE STREET IN THE COMMERCIAL GENERAL ZONE. (SAM WHITE'S LANE NEIGHBORHOOD) Presenter: Director Young.**

Director Young presented the staff report and aerial map of the subdivision. He noted that Majestic Meadows is the development where the Culinary Crafts building is located. The applicant is requesting approval of a three-lot final subdivision which will allow the addition of buildings J and K.

The final plat submitted by the applicant shows three lots of various shapes. There is no minimum lot size or width in the C-G Zone but the lots are required to have 35 feet of frontage on a public street, which is true of all lots. There are no existing buildings on the property and the site plan shows all of the property being modified to accept the proposed structures, landscaping, parking areas, and detention basin. All of these proposals are in accordance with the City Code. The plat also supports commercial buildings that are in accordance with the Retail Sales designation in the General Plan. The matter was recommended for approval by the Planning Commission.

**ACTION:** Council Member Stanley moved that the Council approve a final plat for a three-lot subdivision called Majestic Meadows Commercial Subdivision Plat C on property located at approximately 220 South State Street in the Commercial General Zone. Council Member Andersen seconded the motion. The motion passed with the unanimous consent of the Council.

**B) TO CONSIDER FOR APPROVAL AT THE REQUEST OF JOSH WINN WITH GEORGETOWN DEVELOPMENT FOR A 68-LOT MIXED HOUSING DEVELOPMENT FINAL PLAT AND PHASING PLAN CALLED GARDEN GROVE LOCATED AT APPROXIMATELY 15 SOUTH 1300 WEST IN THE GROVE ZONE. (SAM WHITE'S LANE NEIGHBORHOOD) *Presenter: Director Young.***

Director Young presented the staff report and an aerial map of the subject property. He noted that there are two homes on this property, which are owned by the Robinson and Bean families. The proposed subdivision is to be located on approximately four acres and features a mix of townhouses and single-family homes. The plat submitted by the applicant shows the locations of proposed structures with the distance from the structures to adjacent property lines. The structures must meet the required setbacks for the zone. All existing structures on the property will be removed prior to development.

The project is divided into two subdivision plats called Garden Grove Plat A and Garden Grove Plat B. Plat A will be included in Phase I of the project and Plat B will be Phase II. The project is to be approved with both Plats A and B together in connection with a site plan and phasing plan that will be presented at tonight's meeting. Any new development containing single-family homes in the Mixed Housing Sub district are not subject to a minimum lot size. They are regulated by overall project density and setbacks, both of which are met by the lots in this subdivision. The proposal was recommended for approval by the Planning Commission. At this time, the developer has chosen only to move forward with Plat A and will pursue Plat B at a future time.

The applicant, Josh Winn, stated that he is continuing to work with the City's Engineering Department on other details related to the development.

**ACTION:** Council Member Jensen moved that the Council approve the proposed 39-lot final subdivision called Garden Grove Plat A located at approximately 15 South 1300 West in the Grove Mixed Housing Sub district and adopt the exhibits, conditions, and findings contained in the staff report. Council Member Stanley seconded the motion. The motion passed with the unanimous consent of the Council.

**ACTION:** Council Member Jensen moved that the Council amend the previous motion to include approval of the Phasing Plan called Garden Grove located at approximately 15 South 1300 West in the Grove Zone. Council Member Stanley seconded the motion. The motion passed with the unanimous consent of the Council.

**C) TO CONSIDER FOR ADOPTION A RESOLUTION (2015-026) AUTHORIZING THE MAYOR TO SIGN A LEASE/PURCHASE AGREEMENT WITH ZIONS FIRST NATIONAL BANK, SALT LAKE CITY, UTAH, FOR THE PURPOSE OF ACQUIRING SIX PUBLIC SAFETY VEHICLES; AND PROVIDING FOR AN EFFECTIVE DATE. *Presenter: Director Lundell.***

Administrator Darrington explained that the City has a lease program with their police vehicles where one-third of the fleet is switched out every three years. Zions Bank finances the money upfront for the program. The language of the contract was then briefly discussed.

**ACTION:** Council Member Andersen moved that the Council adopt a Resolution (2015-026) authorizing the Mayor to sign a Lease/Purchase Agreement with Zions First National Bank for the purpose of acquiring six Public Safety Vehicles; and providing for an effective date. Council Member Jensen seconded the motion. A voice vote was taken, with Council Members Andersen, Boyd, Jensen, LeMone and Stanley voting "Aye". The motion carried.

**D) CONSIDER APPOINTMENT OF POLL WORKERS, TOUCH SCREEN TECHNICIANS (TST) AND PRECINCT MANAGERS FOR THE AUGUST 11, 2015 MUNICIPAL PRIMARY ELECTION. *Presenter: Recorder Kresser.***

City Recorder, Kathy Kresser, stated that State Code 20-A-5-602 requires poll workers to be appointed at least 15 days prior to the local election. Additional election details were discussed.

**ACTION:** Council Member Stanley moved that the Council appoint Poll Workers, Touch Screen Technicians (TST) and Precinct Managers for the August 11, 2015, Municipal Primary Election. Council Member Andersen seconded the motion. The motion passed with the unanimous consent of the Council.

**E) DISCUSSION AND POSSIBLE ACTION ON 4000 NORTH SEWER. *Presenter: Administrator Darrington \*Continued to July 28, 2015.***

*Note: There was a brief break in the meeting.*

**11) ITEMS FOR DISCUSSION - NO ACTION**

Council Member LeMone invited Mr. Fred Newman to share a concern that he had hoped to address during the open session.

Fred Newman expressed concerns with the number of dry grass fields in the City and how this could be potentially hazardous for firework shows on July 24, Pioneer Day.

Fire Chief, Dave Thomas, responded that fireworks are regulated by the State. Furthermore, the City has restrictions in place along the foothills. There haven't been any significant fires in Pleasant Grove related to fireworks yet, but his department is prepared in the event of an accident. Attorney Petersen added that in the past the City has enacted ordinances that restrict fireworks above the canal. This year, however, no recommendations have been made to enforce stricter ordinances. Council Member LeMone stated that a reminder about firework safety can also be added to the City's website.

**12) DISCUSSION ITEMS FOR THE JULY 28, 2015 CITY COUNCIL MEETING**

Administrator Darrington stated that Judge Bullock will address the Council next week to discuss a full-time Prosecutor position. Item 9A will be a discussion on the proposed Impact Fee Facilities Plan and Impact Fee Ordinance, which will be addressed by Director Lundell and Matt Millis with Zions Bank. Director Young provided an overview of Item 9B, which is an ordinance to reduce the required side yard setback for accessory structures to three feet. Item 9C will be a proposal from Mr. John Harr for a proposed rezone in the Grove Zone.

Item 10C is an ordinance to amend the compensation schedule for Elected Officers, Statutory Officers and Appointed Officers. David Larson, Assistant to the City Administrator, presented summary slides on the methodology used to determine the salary ranges. A chart was included showing previous ranges established in 2009, the new proposed ranges, and the percent changes. The percentage changes were an average of around 19%, and will only be approximately 3% annually moving forward. Council Member Boyd suggested that the 3% yearly increase also be included in the chart.

Mr. Larson explained that the methodology is based on a market study of the 11 comparable cities. The midpoint of the salary range is the average of all of the salaries in the comparable cities that are reported through a system called TechNet. Staff approached the other cities within the benchmark to explain their methodology for determining salary ranges. Their methodology is the same approach taken by Pleasant Grove City staff. A bar graph containing a benchmark cities comparison, as well as several other Excel spreadsheets were presented and discussed. Council Member Boyd emphasized the importance of being transparent with the public in terms of defining salary ranges and where City personnel specifically fall within those ranges. Administrator Darrington noted that all personnel salaries are public record and are available for public review.

Item 10B will be for a resolution indicating the intent of the City Council to adjust the common boundary with the City of Cedar Hills. Attorney Petersen added that the Council will also discuss a Development Agreement with Knowlton General, which will address parking and access issues.

### **13) NEIGHBORHOOD AND STAFF BUSINESS**

Members of staff shared various updates relevant to their respective departments. Director Young announced that this year's employee party will be a Hawaiian Luau. Mr. Larson reminded everyone of the Promenade on Thursday and stated that it is Superhero Night. Administrator Darrington provided updates on the part-time Economic Development position. Parks and Recreation Director, Deon Giles, updated those present on the status of Shannon Fields. Public Works Director, Marty Beaumont, noted that a link to construction project updates has been added to the City's website. Chief Thomas reminded the Council that the crews are currently out turning hydrants to make sure that they are working properly. There are approximately 1,800 hydrants in the City, one-third of which are checked every year. Chief Smith thanked everyone who works on the Police Department.

Library and Arts Director, Sheri Britsch, announced that the summer reading programs are ending next week. Furthermore, she reported that the library has been awarded a \$49,000 grant which will provide new barcode stickers and a scanner, a heightened security system, two self check-out machines, and several other items. Administrator Darrington stated that he emailed the Mayor and Council a link to the structural engineering study this afternoon. The study is currently in draft form. Contact information for Bowen Collins & Associates is included in the document. They would like to come present this information to the Council next Wednesday, July 29, at 4:30 p.m. The study will go public once it is in its final form. Recorder Kresser informed the Council that early voting starts next Tuesday at City Hall. In response to a question from Council Member LeMone, Mr. Larson provided updates on the status of the City Directory.

14) **MAYOR AND COUNCIL BUSINESS**

Council Member Andersen noted that she needed to call paramedics to her home recently and stated that the two gentlemen who attended to her situation did a great job. Furthermore, she stated that Pleasant Grove does not have a convalescent care or transitional rehab facility.

15) **SIGNING OF PLATS**

The Strawberry Creek Villas plat was signed.

16) **REVIEW CALENDAR**

There will be a debate at doTERRA on July 27 from 6:00 to 7:00 pm.

17) **ADJOURN**

**ACTION:** Council Member Stanley moved to adjourn. Council Member Andersen seconded the motion. The motion passed with the unanimous consent of the Council.

The City Council Meeting adjourned at 9:37 p.m.

Minutes of July 21, 2015 were approved by the City Council on September 1, 2015.

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Kathy T. Kresser, City Recorder

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