

**Pleasant Grove City
City Council Regular Meeting Minutes
October 4, 2016
6:00 p.m.**

PRESENT:

Mayor: Michael W. Daniels

Council Members: Dianna Andersen
Eric Jensen
Cyd LeMone
Ben Stanley
Lynn Walker

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

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

1) **CALL TO ORDER**

Mayor Daniels called the meeting to order and noted that all Council Members were present.

2) **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Council Member Stanley.

3) **OPENING REMARKS**

The opening remarks were given by Council Member Walker.

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

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

5) **OPEN SESSION**

Mayor Daniels opened the open session.

Sandi Carter gave her address as 2708 North 450 West and expressed concern with body cameras following a recent news article. She asked the City Council and Police Chief, Mike Smith, to see what can be done so that officers can use body cameras as needed and pay for the extra storage required. She expressed her trust that the Police Department does their best but worried as a citizen and for the officers with protecting officers and evidence. Mayor Daniels explained that the City Administrator and Police Chief met earlier in the day to discuss the issue. City Administrator, Scott Darrington, mentioned that City Attorney, Tina Petersen, was also present at the meeting.

The were no further public comments. Mayor Daniels closed the open session.

6) **CONSENT ITEMS**

- a) **City Council Meeting Minutes:
City Council Minutes for the September 6, 2016 Regular Meeting
City Council Minutes for the September 13, 2016 Work Session Meeting**
- b) **To Consider for Approval Partial Payment Request No. 1 for the Garden Drive Culinary Water and Street Improvements Project for Newman Construction.**
- c) **To Consider for Approval Change Order No. 2 and Payment No. 4 (Final) for the Locust Avenue and 300 South Rehabilitation Project.**
- d) **To Consider Approval of Payment Vouchers for (September 22, 2016)**

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 TINA FONTANA AS AN ARTS COMMISSION MEMBER AND JEFF MENDENHALL AS A HISTORIC PRESERVATION COMMITTEE MEMBER.**

Tina Fontana introduced herself and gave her address as 1800 North 600 West. She stated that she has lived in Pleasant Grove for five years. She has a degree in Theatre Arts and Business Management from BYU. She has done a lot of arts administration in the Bay Area, where she was raised. She expressed her excitement to serve in this capacity. Ms. Fontana announced that their upcoming production is titled "Over the River".

ACTION: Council Member LeMone moved to approve the appointment of Tina Fontana as an Arts Commission Member and Jeff Mendenhall as a Historic Preservation Committee Member. Council Member Walker seconded the motion. The motion passed with the unanimous consent of the Council.

8) **PRESENTATIONS**

There were no presentations.

9) **PUBLIC HEARING ITEMS**

A) PUBLIC HEARING TO RECEIVE CITIZEN INPUT ON POTENTIAL LOCATIONS FOR THE FUTURE FIRE STATION (if funded).

Administrator Darrington explained that the discussion has been ongoing for some time and stated that there is a bond proposal for \$9.5 million to build new public safety facilities. It will be on the November 8 ballot. He mentioned that the Public Safety Building Committee (PSBC) has studied the matter extensively over the last 16 months but the potential location for the Fire Station has not been resolved. It was determined that the Police and Courts Buildings were needed downtown but the Fire Station can be Downtown or at the Pipe Plant Property.

Administrator Darrington presented the proposed location Downtown in relation to the Old Recreation Center, Seminary Building, and Downtown Park. He explained that things could change depending on funding, however, an architect recommended the potential layout presented. If the location on the corner of 100 East 200 South was chosen, it is highly likely that the Old Recreation Center will be razed. The other location considered is 600 West 800 North. The Pipe Plant property consists of 40 acres but the potential site would be the northwest corner of the property. He mentioned that other locations have been studied including the Rodeo Grounds but the two presented have the most potential.

According to the architect, the work done in the past 18 months is only 5% of the work needed. If the public were to fund the project, a lot will still need happen in the remaining 95% including different layouts, sizes, and footprints. The current representation is only an initial concept. Administrator Darrington mentioned that there are also two to three pages of issues the PSBC addressed that included financial, emotional, cultural, and historical value. They did not reach a consensus on the location and left it to the Council with the citizens' input. Mayor Daniels clarified that the intent tonight is not to discuss the \$9.5 million as the public hearing was conducted a few weeks earlier and laid out general ground rules for the public hearing. In regard to the decision making, the Council will set a date two weeks from now to review the input and deliberation on what is presented. It is expected that the location will be announced November 1st. Administrator Darrington mentioned that staff will keep notes of any concerns that require further research.

Wendy Morgan stated that she researched the issue via the City website. She reviewed specific sections from the Downtown 2020 Action Plan that was adopted in 2008. Ms. Morgan mentioned that on May 10, 2016 the Fire Department posted on their Facebook page that they were already converting a building at the Pipe Plant for training purposes. She contacted the John Hancock

Charter School, which uses the Recreation Center for education purposes. She presented a letter from the Charter School to the Council requesting continued use of the Recreation Center. She explained that City documents repeatedly indicate that the Historic Downtown needs to be preserved. Destroying Downtown would erase the past and forsake the area for the future.

Diana Jacob expressed concern with her neighborhood near the Pipe Plant. She was concerned about the roads not being constructed to handle a lot of traffic. She was concerned about the safety of school children and with the intersection of 100 West and 400 North being offset, which causes visibility problems. The northern portion of the Pipe Plant Property does not have a shoulder for emergency vehicles. Ms. Jacob stated that she is a lifelong resident of Pleasant Grove and expressed her love for the Recreation Center but opined that it is not maintained. She also indicated that she would like to keep the Fire Station in the middle of town.

Mark Ryan expressed dissatisfaction with the advertising for the hearing. He thought there would have been more in attendance had the discussion on the Fire Station locations been clearer in the noticing. He was upset that the City wants to raze the Recreation Building and felt that placing the Fire Department near the park was not the best idea. He suggested tearing down the Library and placing the Fire Station on that corner. There is land owned by the City across the street that could be looked at as a potential location as well. He also asked for a full-block City Park. Mr. Ryan stated that the City should save the Recreation Center and build the required new buildings but stay out of the block where the park is located.

Allen Kay reported that he is a longtime resident of Pleasant Grove. He expressed his displeasure with the situation being on a fixed income. He suggested that the City obtain funding for the Public Safety Facilities by selling City-owned property rather than ask the citizens to shoulder the financial responsibility. He opined that taxes are too high.

Treena Bolingbroke explained she is a longtime resident of Pleasant Grove. She served on the PSBC and reminded the Mayor and Council that their directive as a Committee was to present options for locations. They were not charged with choosing the location. She expressed a desire for both buildings to be located Downtown. She favors the current layout except that the buildings are outdated. She mentioned that the Committee considered the Recreation Center but more than \$1 million in renovations were needed. There are insufficient funds to redo the Recreation Center and build new Public Safety Facilities. She indicated that she would be supportive regardless of what the Council decides.

Rachelle Bolingbroke reported that she is a longtime resident of Pleasant Grove and teaches at the elementary school. She felt that the Police and Fire facilities need to be located near each other. She drove the road near the Pipe Plant property and stated that it would not be a prime spot with respect to traffic. She was supportive of the Council's decision and did not feel like any history would be lost by making the needed updates.

Charles Ray explained that if the Fire Station were located where the Recreation Center is currently, the street behind it should be blocked off. He stated that that is what Lindon did and they have used the blocked street for parking. This would also be more accommodating for the Fire Department's apparatus needs. He agreed that if the Fire Station is built at the Pipe Plant

property the streets will need to be widened and street lights installed. Alternatively, he suggested that City sell the property as it will need to have the chemicals stripped before use.

Liza Carter expressed concern with losing the Recreation Center. She is pro-historic preservation and what little history remains Downtown needs to be preserved. Ms. Carter stated that if they opt not to go with the Pipe Plant property, she suggested incorporating the Recreation Center into the building and reflecting the architecture to match.

Mayor Daniels asked Administrator Darrington if the properties across the street had been sold to the private sector. He affirmed that they have all been sold. Mayor Daniels explained that a few years ago the City acquired properties east of 100 East. Following public feedback, the City sold them to the private sector and recovered all the money initially invested. Administrator Darrington mentioned that all of that money will be put toward construction of the building, if funded.

Paula Williams mentioned that the Smith Rexall Drug Store on Main Street was her ancestor's drug store and is still in her family today. Pleasant Grove is a place she spent hours in her childhood. Preserving the history downtown is vital because once it is gone, it is gone. She supported the idea of incorporating the Recreation Center in the new building as they did when preserving the doorway of Jordan High School. Ms. Williams stated that progress has annihilated history. The Recreation Center is the last building her grandparents danced in. She stated that she is not the only one with similar memories. Her husband is a former firefighter and he mentioned that it is easier to be away from downtown traffic. She understands not wanting sirens through a neighborhood but the land is already owned and nothing would be destroyed.

Jaime Dix explained that in walking around his neighborhood near the Pipe Plant property, he noticed the peaceful nature of the neighborhood. He stated that the City is named Pleasant Grove and a Fire Station in that location would make the area unpleasant. He expressed concerns with safety, traffic, and decreased property values.

Gary Greaves explained that no one had a problem tearing down the old high school and the Recreation Center is very old. He saw no reason to not tear down the Recreation Center to build the Fire Station. He suggested the Pipe Plant be converted to a soccer field or place for other recreational sports. The City should preserve open park space.

Drew Armstrong expressed his appreciation for the streaming of City Council Meetings so that he can watch at home. He moved to Pleasant Grove from Provo City in 2000 and lived through the refurbishment of the BYU Academy. It cost \$14 million to make it safe and beautiful 20 years ago. The reason a new Recreation Center was built was because the old one was inadequate. It would cost \$1.5 million to bring the Recreation Center up to FEMA standards and make it seismically safe. It would cost another \$1.5 million to remodel it for future use. He expressed love for the historic nature of downtown and hopes the new Fire Station will fit the area. He was not willing to spend \$5 million refurbishing the Recreation Center with the new one already built. He commented that people should not ignore the deficiency of the building and the changes already made to the facade.

Jill Bowen expressed concern with the safety of the neighborhood. 800 North is a major walkway for children going to and from school and the roads are not sufficient. She was also concerned about the value of the homes. She has lived in Pleasant Grove for 24 years and loves the neighborhood. She commented that a Fire Station would be disruptive to the neighborhood. In response to Council Member LeMone, Ms. Bowen listed Pleasant Grove Junior High, John Hancock Elementary, and Mount Mahogany as the schools from which students walk.

Bob Webster stated that he moved to Pleasant Grove over a decade ago and likes the small community. When he saw the Downtown area he thought the street was too small for large fire trucks. He favored the Pipe Plant property from the standpoint of egress onto a large street. Furthermore, the Pipe Plant site has room to build and expand and the southwest corner is where drainage flows. It is an ideal place for a drainage basin and could be used as a sled hill. He uses 800 North daily and acknowledged its problems. If the Fire Station is built there it will need to be fixed to be the same width as the rest of the street.

Jeff Hamilton explained that when he built his home on the opposite side of the Pipe Plant, he was told by the City that the area would be parks. He expressed support for keeping the buildings downtown together and acknowledged that compromises could be made. He noted that the Pipe Plant was always supposed to be parks, water retention, and soccer fields. He stated that the City could sell 10 acres of property and use the funds for the Public Safety Facilities. New neighborhoods would maintain property values but a Fire Station would cause them to decrease with excess noise and traffic.

Wayne Naumann stated that he has worked with the PSBC over the past year. Pleasant Grove is known as a city of trees, but also of families. He expressed concern about the park Downtown becoming a strip of grass by the buildings. He visited Springville which has all of their buildings downtown as well as a park and splash pad. One concern he heard was that when fire alarms go off, children from the park could be in harm's way. He encouraged the Council to see this as an opportunity to add green space for families. The Pipe Plant has enough space and no ideas for the property should be excluded.

Jeanette Nunn explained that she has been studying geology during her retirement. She mentioned a fault line in the area which should be taken into consideration. She acknowledged that no one wants to see major changes occur in their backyard. With the increase in multi-family development throughout the valley, the high concentration of people needs to be taken into consideration. Ms. Nunn also commented that the money used for the project is the community's money.

Doug Andersen asked if the Pipe Plant property was purchased with park money. Mayor Daniels clarified that all 40 acres of the Pipe Plant property was purchased with Storm Drain Funds. The City Plan mentions that the property would be a park. Mr. Andersen identified the corner of 800 North and 600 West as having only three points of access to the City. Fire trucks would have to come down Center Street with the unregulated railroad crossing or 1100 North, which is an unregulated intersection. He recommended that staff run GIS simulations so that the Fire Department can see their access time from that location. This information will help the Council make an informed decision. He stated that 800 North dead ends near the junior high and Mount

Mahogany Elementary, which gives only north/south access to the entire City. Mr. Andersen expressed support for the downtown location.

Rachel Dodge stated that she is new to Pleasant Grove and her former residence was near a Fire Station. It wasn't a desirable place to live due to the noise. She agreed with Mr. Andersen's comments about the access points. She has a difficult time getting out onto Center Street at 600 West, which is her closest access point. With the railroad and the turn, the area is congested even during non-rush hour traffic times. She lives in an old house and understands wanting to preserve historical buildings but commented that making things better where people live is more important. She expressed support for building a facility that reflects the architecture and history of Pleasant Grove.

Chris Willes mentioned that there have been a lot of good comments and he agreed with the concerns about safety. He pointed out that there are homes surrounding the Pipe Plant, not City buildings. He expressed great concern about the safety of his children on the road, which has a small shoulder. His biggest concern was that homes will be completely changed in the future. In order to facilitate the Fire Station, sidewalks will be required and roads will need to be widened. He posed the question of what would need to be done to make it accessible. Mr. Willes also asked if this would be the beginning of relocating the City Center.

Ken Maughan asked if his street would be fixed if the Fire Station were built in his neighborhood. He also asked if more street lighting would be installed. He explained that there were several pros and cons to either proposed location.

Geri Taylor agreed with the comments made about the width of the streets near the Pipe Plant property. She was conflicted because she was recently appointed to the Historical Commission and appreciates the history of the City. It would be difficult to see something from the 1920s torn down. Even though she does not want the Recreation Center torn down, she would hope the majority of it could be repurposed into something that would preserve the history.

Melanie Becht expressed her strong opposition to the Pipe Plant location. Her primary concern was safety with trucks moving north and south. She did not feel it was a safe avenue for emergency vehicles especially with her children walking to and from school.

Blake Buhler stated that he has been a resident of Pleasant Grove for 1 ½ years and his home is 110 years old. He expressed concern that fire trucks will use his driveway to turn. He also discussed local events and was concerned that changing the location of those events will negatively impact their success. Furthermore, he was concerned that the park will be used primarily for parking rather than green space to accommodate future growth.

Stryder Raught agreed that the size of the streets surrounding the Pipe Plant property will be a problem. He felt that the Downtown location would be better. He suggested that if the Recreation Center is torn down, the City could put a plaque there in its memory. Council Member LeMone expressed appreciation for Mr. Raught's willingness to speak as a youth member of the audience.

Cindy Boyd expressed her appreciation to the Mayor, Council, staff, and Committee Members for spending a great deal of time and energy to move the Public Safety Buildings along. She explained that she serves as the Chair of the Downtown Advisory Board who recently conducted research for the buildings. The viability of the economics of downtown is very important to downtown businesses. As such, it is vital to downtown to have the Fire and Police Stations there. The downtown of a City is the heart of the community and usually historic. Ms. Boyd then read a prepared statement from the Downtown Advisory Board consisting primarily of downtown business owners. As members of the board, they offered their support for developing the new Public Safety Buildings in the Downtown area. As they reviewed the two options, they determined Downtown would be best for the community.

Becca Hilton noted that she has small children who play in her yard, which is near the Pipe Plant property. She stated that it is a very small street in a residential neighborhood. Having the Fire Station in that neighborhood would risk the safety of children. She felt this was a more important argument than whether to preserve a historical building. She also expressed concern with the proximity to the Cemetery and sirens interrupting funeral services. She was in favor of locating the Public Safety Facilities Downtown.

Andrea Snow was supportive of locating the Public Safety Facilities Downtown. Her understanding was that some of the Pipe Plant property was allocated for additional Cemetery space. Ms. Snow also explained that because the Old Recreation Center has not been preserved, it has reached the point that it is beyond restoration.

Christy Belt expressed appreciation to the Public Safety Building Committee for their hard work. She stated that there are pros and cons to each location and urged members of the public to vote favorably for the bond in November.

Jean Nunn clarified her previous remarks by stating that when the earthquake comes, the epicenter will be in the middle of a lake.

Teresa Casper noted she is a long time Pleasant Grove resident. She recognized the need for the new Fire and Public Safety Building and encouraged people to vote in favor of the bond. She expressed concern with putting it at the Pipe Plant because of the many children that live in the area. In addition to the safety of children, she was concerned with the value of the property and the struggle to get good residents to move into the neighborhood. She was supportive of constructing the facilities downtown, while finding a way to still preserve history.

Chris Williams stated that his original opinion was that the Pipe Plant property was a better option given his 12 years of service in firefighting and law enforcement. He has seen cities build three Fire Departments and the property values have increased in those areas. He opined that the property values argument was emotional politicking as insurance actually goes down in neighborhoods near public safety facilities. He expressed support for the City downtown as it draws more for the community. In response to the argument of child safety, he stated that no one runs into the street when the Fire Department comes down the road. While accidents do happen, professional engineers operate the apparatuses. He felt that the Downtown location was the best

place, however, if the Pipe Plant property is chosen, some of the issues in opposition to that location may be misleading.

Steve Panton seconded the concerns made about safety of children and property values. He challenged the Fire Department to try to make a right-hand turn on 600 West toward State Street. He reported that he pulls a 27-foot trailer with his pick-up and it is nearly impossible. There is a lot of multi-family housing behind Macey's that would need access, which could cause major delays in the event of an accident. This reason alone should negate the Pipe Plant from being an option. He expressed support for the Downtown location.

Jacob Sutch stated that the Downtown site has never been desirable. When it was proposed in 2014, the staff and Mayor described it as short-sighted. He believed that it still is. When comparing the square footage of the Pipe Plant property and downtown locations, the square footage is cut in half, which cannot be accomplished without a negative effect on the outcome. He explained that the building, which is already dangerously close to 100 East will have zero offset when the road is widened. The downtown site does not allow for parking, which will put them on the side of the road near the park. He explained that the proposal for the Pipe Plant property would take it out to the Seminary Building and another building, while the facilities would be compressed downtown. It will compromise the future functionality of that building. He mentioned that UDOT relayed to the City that 100 East will fail and only get worse. He did not think the Pipe Plant was an ideal location but it is a significant improvement over what is available downtown.

Cindy Carson expressed appreciation for the Committee's work. She drives the road near the Pipe Plant property nearly every day and seconded many of the concerns raised about the safety of children in the area as well the width of the road. She was supportive of the Downtown location.

Zander Thompson mentioned he goes to school with Stryder Raught at Pleasant Grove Junior High. He pointed out that the Old Recreation Center is called that for a reason. The City built a New Recreation Center for a purpose. From the outside, the Old Recreation Center looks dilapidated and abandoned. He commented that historical value does not seem like a good reason to preserve it. He stated that they should build the Fire Station in the Downtown area so that fire engines are not in residential areas. He would like to see the Pipe Plant turned into a new sports field as there is only one soccer field and baseball diamond, and no football fields in the City.

Jenny Pusey explained that her property backs up to the east side of the cemetery. She commented that this was an opportunity to make history and leave a legacy for those that follow. She has lived in her grandparents' former home for 36 years. She saw this as an opportunity to build a strong City Center Downtown. The Pipe Plant property could add to the Cemetery and be used for drainage and green space. She expressed a desire for her future grandchildren to continue to enjoy the City and have the services they need. She was supportive of the Downtown location.

Niels Fugal indicated that he is a real estate professional and refuted the statement that property values would go down. He commented that he would rather have the Fire Station closer to his home when it is on fire. He has lived in other communities and had a Fire Station a few blocks away in Sugarhouse. He does not remember hearing the sirens and liked the idea that it was so close to home. He also knew of no accidents involving children and fire trucks in Sugarhouse or

Pleasant Grove. With regard to the Downtown location, he attended the Old Pleasant Grove Junior High. He also recounted fond memories of the Old Recreation Center. From a real estate standpoint, he did not see the value of the building architecturally and was not opposed to it being razed. He liked the idea of preserving the memory of the old buildings but commented that it would be too costly to renovate it. For ease of access, he would prefer to see the Fire Station located Downtown.

Molly Andrew reported that she was part of the PSBC. The Committee wanted to preserve as much green space as possible and the architect did a good job of making that consideration. With regard to the Old Recreation Center, she recognized its history and understood the comments about somehow preserving its memory. She struggled with the idea of maintaining the Recreation Center and stated that there is no money in the budget to continue maintaining it. She commented that the Committee discussed the issue of building on 100 East. Public Works Director, Marty Beaumont, also stated the easement for widening the road would be addressed. Ms. Andrew expressed support for the Downtown site and liked the idea of keeping the Police and Fire Stations together. Furthermore, the firefighters have indicated that they prefer to be closer to members of the community.

Lon Lewis asked if the Fire Department has reviewed the Pipe Plant site. He agreed that it would be workable with the issues such as the road widths, ingress, egress, Center Street approaches, railroads, etc. Mayor Daniels explained that it was reviewed and the Committee understood that a lot of improvements would need to be made to the infrastructure to accommodate it. Mayor Daniels reported that the Chief was involved in the meetings and indicated that either location was viable. The Mayor also mentioned that a member of staff conducted research on travel times and found them to be equal. Mr. Lewis commented that if there had been any major concerns about their inability to perform, the Fire Department would have raised them. He expressed his support for the Pipe Plant property and stated that his understanding was it was the less expensive proposal. Mayor Daniels explained that the Committee focused on the "sticks and bricks" cost but stated that the cost of the land at both sites needs to be considered as well as improvements to the surrounding areas. He mentioned that there are other costs, both tangible and intangible, that still need to be discussed. The good news was that the current proposal is 50% less than from three years ago.

Kira Harris commented that she had mixed feelings about both sites as they each have pros and cons. She encouraged the public to vote in favor of the bond.

Sandy Carter commented that she heard things tonight she had not thought about. She was not sure about the property values of the neighborhood near the Pipe Plant but stated that concerns about traffic congestion and the safety of the children are valid. She expressed support for building Downtown. She liked the idea of a City Center and having the buildings close to each other. She was also supportive of having a system that stops traffic when the fire trucks need to exit. She is a collector of antiques and loves history, but she understood that saving the Recreation Center is not cost effective. She liked the idea of using bits and pieces to make something special. She commented that tonight people felt safe to express their feelings. She expressed concern for the green space and hoped it would be maintained. She hoped to see the City amplify the park space with a splash pad, new equipment, and beautiful landscaping. She expressed appreciation for the work that has gone into preparing the proposal. She expressed support for the downtown location.

Orrin Andersen noted that he is a longtime resident of Pleasant Grove. He commented on the shift in property values and how he does not want them to go any further. His two-year-old daughter drowned 15 years ago, and first responders rushed there. He expressed appreciation for the current location of Fire Department and EMS personnel. Looking at the map, he did not see how anyone living to the east would feel comfortable with the second option. There is nothing but road blocks going east from the Pipe Plant location. Those few seconds in his case made all the difference and resulted in a twin growing up with her sister as opposed to without her. He could not overstate how important it was to them to be close to the Fire Station and schools.

Jan Van Orman commented that everyone has deep appreciation for the City and its public safety personnel. He did not envy the City Council in their decision and acknowledged the pros and cons of each location. He urged the City Council to consider the vision for the future. If the City loses the Recreation Center, they lose more than a building; they lose a gathering point. He was concerned with whether there was sufficient space at the Downtown location, especially when making parking considerations.

Donald Anderson stated that he lives in the neighborhood across the street from the Pipe Plant property. He expressed concern with the infrastructure, especially knowing that the bond will pay only for the building. Those living along the road agree it would be nice to have 800 North widened and a sidewalk put in. He mentioned that 600 West does not have sidewalks either. There is a church across the street from where the Fire Station is proposed. He did not know if the southeast corner has been considered but it would be closer to 400 North, which has more access points.

Tracy Scott commented that she lives nearby. She explained that Pleasant Grove is a great place to live and as such, the fire trucks and ambulances do not go out very often. She urged the Council to make a decision on location prior to the election, so that residents know what they will be supporting when casting their vote.

Lori Williams reminded residents living near the Pipe Plant property that the residential feeling will probably be lost anyway because Public Works has a building planned there. The Fire Station will only take two acres and they are already using 10 acres.

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

There were no further comments from the Council. Mayor Daniels reported that around 50 people were present tonight, as well as those participating through the live broadcast. He described the tone of the meeting as peaceful for the first time in three years regarding this subject. He expressed appreciation to the citizens for bringing their thoughts and presenting themselves in a calm way. He remarked that there is a lot of work for the Council to do based on what has been stated tonight. Mayor Daniels mentioned that there will be a link on the City's website for comments on the matter for two weeks. On October 18 there will be an agenda item for the Council to publicly discuss what was learned and on November 1 there will be another agenda item for the Council to announce the location, if it is decided. It is up to the citizens to vote for or against the bond.

Note: There was a break from 8:14 p.m. to 8:26 p.m.

B) PUBLIC HEARING TO CONSIDER FOR APPROVAL A ONE-LOT FINAL PLAT CALLED CRYSTAL VIEW ESTATES PLAT C, LOCATED AT APPROXIMATELY 1243 EAST HILLSIDE DRIVE IN THE R1-20 (SINGLE-FAMILY RESIDENTIAL) ZONE. (GROVE CREEK NEIGHBORHOOD) (Applicant Dianne Bjarnson) Presenter: Director Young *Note: This item will be continued to the October 18, 2016 meeting.

C) PUBLIC HEARING TO CONSIDER FOR ADOPTION AN ORDINANCE TO REZONE APPROXIMATELY 5.3 ACRES FROM R1-20 (SINGLE FAMILY RESIDENTIAL) ZONE TO R1-12 (SINGLE-FAMILY RESIDENTIAL) ZONE ON PROPERTY LOCATED AT APPROXIMATELY 940 EAST 300 NORTH. (GROVE CREEK NEIGHBORHOOD) (Applicant Jared Bishop, Artisan Construction) Presenter: Director Young *Note: This item will be continued to the October 18, 2016 meeting.

10) ACTION ITEMS READY FOR A VOTE

A) TO CONSIDER A REQUEST FROM JARED BISHOP FOR ARTISAN CONSTRUCTION, FOR A 14-LOT FINAL PLAT CALLED WESTWOOD ESTATES SUBDIVISION, LOCATED AT APPROXIMATELY 940 EAST 300 NORTH IN THE R1-12 (SINGLE-FAMILY RESIDENTIAL) ZONE. (GROVE CREEK NEIGHBORHOOD) Presenter: Director Young *Note: This item will be continued to the October 18, 2016 meeting.

11) ITEMS FOR DISCUSSION

There were no additional discussion items.

12) REVIEW AND DISCUSSION OF THE OCTOBER 11, 2016 CITY COUNCIL WORK SESSION MEETING AGENDA

The agenda for the aforementioned City Council Meeting was briefly reviewed. With regard to the discussion on the Chamber of Commerce, Administrator Darrington explained that it will be a follow-up to their work with American Fork and Lindon on a future position to manage the Chambers of Commerce. Director Beaumont mentioned that they will discuss with the Council the value of their street light system and the possibility of purchasing it from Rocky Mountain Power.

13) NEIGHBORHOOD AND STAFF BUSINESS

Assistant to the City Administrator, David Larson, commented that the Economic Development Summit was a major success. He remarked that it was wonderful to see landowners, builders, engineers, real estate agents, and others in the same room discussing Pleasant Grove. There were

wonderful speakers and attendance. The Council expressed appreciation to him for organizing the event.

Director Beaumont stated that they are finishing up summer construction projects. He felt they went well. They will be finishing up Garden Drive in the next few weeks. The 4000 North sewer project is underway and should be paved in the next two weeks. Director Young mentioned the General Plan update and encouraged the Council to think about which two members should be part of the Advisory Board. He wanted to have the matter placed on an agenda in November and at the same time review the proposed survey questions for January. Council Members Andersen and Walker volunteered.

Library and Arts Director, Sheri Britsch, identified a couple of small construction projects in the Library. They are moving items around in preparation for the elevator, so the area will look crowded for a few months. She announced that the PG Players production is going on now.

Fire Chief, Dave Thomas, was pleased with the community's participation in tonight's discussion. There was brief discussion regarding participation, which has taken place in the past on this subject.

Director Roy mentioned that the auditors will be on site next week. City Attorney Petersen reported that she recently returned from an International Municipal Lawyers Association conference. She attended several workshops about body cam policies and other issues. They have also been working on a special project for construction contracts such as the Public Safety Buildings. They are making changes in the templates that are more favorable to municipalities than AIA contracts. There will also be changes to a sign ordinance law. City Administrator Darrington reminded everyone of the Emergency Management exercise scheduled for the following night from 7:00 to 9:00 p.m. The public was invited to attend and participate in the exercise. They have had 35 people RSVP and up to 48 can participate.

14) MAYOR AND COUNCIL BUSINESS

Council Member Jensen suggested sending a thank you to EDCUtah for their work and the grant.

15) SIGNING OF PLATS

There were no plats to be signed.

16) REVIEW CALENDAR

It was reported that the City offices will be closed for Columbus Day. Early voting will begin October 25th and continue through November 4th.

17) ADJOURN

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

The meeting adjourned at 8:39 p.m.

The minutes of October 4, 2016 were approved by the City Council on November 15, 2016

Kathy T. Kresser, City Recorder, MMC

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