

**Pleasant Grove City  
City Council Regular Meeting Minutes  
March 1, 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  
Denise Roy, Finance Director  
Deon Giles, Parks and Recreation Director  
Dave Thomas, Fire Chief  
Mike Smith, Police Chief  
Kathy Kresser, City Recorder  
Ken Young, Community Development Director  
Marty Beaumont, Public Works Director  
Sheri Britsch, Library and Arts Director  
Degen Lewis, City Engineer  
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 Daniels called the meeting to order and noted that Council Members Andersen, Jensen, LeMone, Stanley, and Walker were present.

**2) PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Blaine Thatcher.

**3) OPENING REMARKS**

The opening remarks were given by Donna Jolley.

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

**ACTION:** Council Member Stanley moved to approve the agenda as written. 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.

Donna Jolley gave her address as 1380 East 150 North and mentioned that she recently requested that Council Members and the public create a priority list. Ms. Jolley stated that her priority is the safety of Pleasant Grove citizens and she thanked the Fire and Police personnel. Her next priority is roads, which also contribute to the safety of the community. Ms. Jolley recalled an incident where a tractor rolled off a flatbed trailer and nearly ran into a house on her street after the trailer ran over a large manhole bump in the road. She argued that drivers swerve and avoid certain roads because of their current poor condition. She stated that the budget should allow for annual road repair. Ms. Jolley explained that her next priorities include the Library and Recreation Center. Last, Ms. Jolley distributed pocket-sized copies of the Constitution.

Molly Andrew gave her address as 1125 Sage Drive and encouraged members of the public to attend tomorrow night's Public Safety Building Committee Meeting. Council Member LeMone noted that the meeting will also be live streamed through the City's YouTube channel.

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

**6) CONSENT ITEMS**

- a) **City Council Meeting Minutes:  
City Council Minutes for the February 2, 2016 meeting.**
- b) **To consider for approval of payment vouchers for February 23, 2016.**

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

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

- A) TO CONSIDER FOR APPROVAL THE APPOINTMENTS OF BEN MOAK AND ARIC JENSEN AS DOWNTOWN ADVISORY BOARD MEMBERS.**

**ACTION:** Council Member Walker moved to approve the appointments of Ben Moak and Aric Jensen as Downtown Advisory Board Members. Council Member Andersen seconded the motion. The motion passed with the unanimous consent of the Council.

8) **PRESENTATIONS**

**A) YOUTH CITIZENS ACADEMY CERTIFICATES. *Presenter: Chief Smith***

Police Chief, Mike Smith, explained that in the past the Police Department has sponsored a Citizens Academy for adults. This year they wanted to provide a similar experience for youth. He stated that youth are the future of the community. Chief Smith reviewed the curriculum of the Youth Citizens Academy, which included traffic school, less lethal arrest control, force on force training, crime investigation and general “day in the life” training. The Youth Citizens Academy graduates were presented as follows: Saibreyah Smith, Caleb Smith, Houston Trent, Andra Anderson, Skyler Motsinger, Spencer Hall, Brittany Bunker, Kylee Crutchfield, Dmitriy Harney, Porter Atwood, Andrew Renstrom, Skyler Crawford, Emily Stringham, Jonathan Miller, Myles Scott Dills, Teresa Oldham, Taishia Oldham, Zach Andrew, Evan Merrill, Ty Lesser, Kamber Carroll, Jacen Harker, Malik Overstreet, Jonathan Bunker, Tyler Karl Christen, Ameliah Brinkerhoff, Jake Winkle, Chayce Cattelain, Kyler Coombs, Akela Kearney, Bailey Hooley, Braeden Seabra-Ercanbrak, and Sarah Horig.

Chief Smith thanked the parents for allowing their children to participate and remarked that the youth were an amazing group. He then told the youth that they have friends in the Police Department. Council Member LeMone asked if the Youth Citizens Academy will take place again in the future and Chief Smith answered in the affirmative. He also mentioned that this year’s event was funded by the Honorary Colonels and the Pleasant Grove Rotary Club.

**B) EDCUTAH PRESENTATION.**

Kevin Bishoff outlined the three main objectives of EDCUtah. First, they seek to bring jobs to Utah through companies that might be headquartered out-of-state, but have the option of setting up distribution centers or manufacturing plants. Some employers include Goldman Sachs, Proctor & Gamble, and Ebay. Second, EDCUtah works with existing Utah companies on expansion efforts. Mr. Bishoff noted that some Utah companies may also qualify for State tax incentives to help pay for the expansion and EDCUtah helps walk them through that process. Third, EDCUtah has a broad membership base of 42 cities and 19 counties. It was noted that if the City decides to join Mayor Daniels will have a seat on the Board. The Board is comprised of other Mayors from around the State, as well as executives from major companies and EDCUtah investors. Mr. Bishoff stated that the Board meets once a quarter, and noted that doTERRA was an expansion project. He introduced Former Mayor of Farmington, Scott Harbertson.

Mr. Harbertson stated that he was willing to answer any questions from the Mayor and Council. He remarked that the Mayor and Council hold the cards, as they are the governing body that puts zoning in place and establishes development agreements. Mr. Harbertson recounted the experiences that the City of Farmington had in working with CenterCal properties to develop Station Park, and the role that EDCUtah played in bringing the project to fruition.

Mayor Daniels reported that he attended the Coldwell Banker Summit in Park City and explained that most cities in Utah generate revenue through sales and property taxes. He stated that the focus at the State level is not the same as at the local level. Mayor Daniels stated that most of zoning in Pleasant Grove has been planned for retail development. Mr. Harbertson remarked that the International Council of Shopping Centers (ICSC) Conference is where cities find retailers to develop on property that has been zoned specifically for retail development. Each year, EDCUtah has around 20 cities that purchase a booth on the main floor at the conference. Mr. Harbertson explained that it is helpful to make appointments before the conference, as there are meeting rooms behind the booth that can be used for meetings between business executives and City officials. The ICSC Conference is a prime opportunity to showcase cities in Utah.

Mayor Daniels asked about the relationship between EDCUtah and developers such as St. John Properties. Mr. Harbertson stated that one year he sat at one of Farmington's developer's booths so that he could have face time with retailers who will ultimately fill the retail space being developed.

Mr. Bishoff added that EDCUtah members have access to an extensive research department. EDCUtah employs professionals who are available to walk City personnel through research in detail, and answer any questions staff may have. Furthermore, they are able to conduct research regarding how the tax base of a business will affect the entire community. Russ Fotheringham, from EDCUtah, mentioned that they recently conducted detailed research for Spanish Fork City. He asked what type of development St. John Properties is proposing in Pleasant Grove. Mayor Daniels explained that they are proposing a mixed use development of retail and office space.

In response to a question from Council Member Jensen, Mr. Harbertson stated that ICSC is the largest shopping center convention in the country. Mr. Harbertson mentioned that last year, Kaysville City attended the conference for the first time as a new member, looking for leads on potential hoteliers for their city. He described shore sites, which essentially profile the development possibilities of EDCUtah's municipal members by way of a thorough database. EDCUtah acts as a liaison between cities and businesses to find the right location and match for a particular development opportunity. Mr. Bishoff commented that EDCUtah represents the entire State, and in doing so, they present all possible site options to companies. If a company approaches Pleasant Grove, specifically, then EDCUtah will help foster the project in Pleasant Grove. Mr. Fotheringham stated that the nature of doing business has changed and described the ways EDCUtah connects cities to businesses and vice versa.

Mr. Harbertson commented that CenterCal was a very good developer to work with and noted that they were always willing to consider the needs and desires of the City. It was noted that Station Park was developed entirely around the theme of being a family gathering.

*Note: Daniel Thomas, from St. John Properties, arrived at approximately 6:50 pm.*

Mr. Thomas stated that he equates economic development to investment. Therefore, if the City is trying to grow their revenue, they should invest in sources that will accomplish that goal. Mr. Thomas explained that he was the Chairman of the Real Estate/Economic Development program at the University of Baltimore. One of the problems with economic development is that it can be defined differently. As a developer, it is their initiative to provide sources of revenue for an area. Mr. Thomas stated that economic development in Utah is driven by a Governor who has invested resources into economic development. EDCUtah is one of the major arms in implementing the vision of Utah State government. Other governments are competing for similar economic opportunities and EDCUtah acts as an advocate for its members. Mr. Thomas encouraged the Mayor and Council to consider investing in economic development.

Administrator Darrington mentioned that Randy Sant, who works with the Pleasant Grove Chamber of Commerce, covers business retention and other aspects of economic development within the City. Mr. Harbertson commented that EDCUtah works closely with its members and it will seem as if they are part of City staff. Administrator Darrington noted that James Dixson is the City's Economic Development Specialist. Mr. Thomas remarked that EDCUtah not only works with large businesses but fosters the growth of small businesses as well. Mr. Fotheringham explained that sometimes businesses go directly to EDCUtah, whereas occasionally they will go through a broker. He mentioned that Brandon Fugal has been great to work with.

Council Member Andersen remarked that the City currently does not have a professional business advocate, which is a hole that needs to be filled. She commented that EDCUtah could be a very valuable resource. Mr. Harbertson stated that in speaking with a client recently, the client indicated that they joined EDCUtah as way of giving back. Council Member LeMone echoed Mr. Thomas's remarks about investing in economic development. She stated that she would like to see this item placed on the agenda for a decision as soon as possible. Council Member Jensen added that it is time for Pleasant Grove to be given a chance to discuss economic development possibilities with developers and businesses. Mr. Bishoff briefly noted that EDCUtah has a matching grant program for which smaller cities can apply. Administrator Darrington replied that Pleasant Grove City has applied for the grant and stated that this item will be placed on the March 15 agenda.

**9) ACTION ITEMS WITH PUBLIC DISCUSSION**

*There were no items with public discussion.*

**10) ACTION ITEMS READY FOR VOTE**

- A) CONTINUED ITEM: TO CONSIDER FOR ADOPTION A RESOLUTION (2016-06) APPROVING A TWO-YEAR EXTENSION OF THE TWO-YEAR DEVELOPMENT AGREEMENT WITH ICO DEVELOPMENT FOR PROPERTY LOCATED AT Approximately 600 West Garden Drive; and providing for an effective date. *Presenter: Administrator Darrington \*Continued from the February 16, 2016 Meeting.***

Administrator Darrington provided a brief overview of the item. ICO Development purchased the property in question and wanted to develop it a certain way, which is why the development agreement was created. One of the conditions listed in the agreement was to have ICO Development clean up the site. Administrator Darrington explained that this has since taken place. One of the requests the developer made was to develop senior housing. Therefore, the City applied a senior housing overlay to the northern side of the subject property. According to the agreement, once the senior housing is developed, the developer has a few more years to bring in retail and commercial.

Justin Earl, ICO Development, stated that they have remained committed to the project. They came into the project with the anticipation of developing an age-restricted senior housing development, or a low income tax project intended to help citizens who are on a fixed income. There is legislation that needs to be considered when developing a low income, or senior housing project, and it is a competitive application process for developers.

Council Member LeMone asked what will happen if the development grant is not awarded. It was noted that for this reason the agreement was written for four years. It's been two years since the agreement was drafted and ICO Development is optimistic that alternative funding sources might be available. The subject property consists of 10 acres and the senior housing overlay has only been applied to 2 ½ acres. Mr. Earl suggested that the overlay be applied to all 10 acres and that the housing be increased to 120 units. This will be helpful in trying to secure HUD funding, which has certain qualifications that need to be met. Mayor Daniels remarked that this is a matter that needs to be reviewed by the Planning Commission and Planning Department. Administrator Darrington suggested that ICO Development submit a written proposal on the matter.

**ACTION:** Council Member LeMone moved that the Council adopt a Resolution (2016-06) approving a two-year extension of the two-year development agreement with ICO Development for property located at approximately 600 West Garden Drive; and providing for an effective date. Council Member Jensen seconded the motion. A voice vote was taken, with Council Members Andersen, Jensen, LeMone, Stanley and Walker voting "Aye". The motion carried unanimously.

- a) **To consider for adoption a Resolution (2016-08) authorizing the Mayor to declare 1999 Ford Windstar Van as surplus and direct that it be disposed of according to the City's policy for disposing of surplus property. *Presenter: Chief Smith.***

Chief Smith stated that the Police Department has owned the 1999 Ford Windstar Van for 17 years. It is almost nonfunctional, and should be disposed of as surplus property. Council Member Stanley mentioned that a member of the Neighborhood Advisory Board expressed curiosity about how to dispose of the vehicle. Chief Smith replied that according to the City's policy, the vehicle will go to auction.

**ACTION:** Council Member LeMone moved that the Council adopt a Resolution (2016-08) authorizing the Mayor to declare a 1999 Ford Windstar Van as surplus and direct that it be disposed of according to the City’s policy for disposing of surplus property. Council Member Andersen seconded the motion. A voice vote was taken, with Council Members Andersen, Jensen, LeMone, Stanley and Walker voting “Aye”. The motion carried unanimously.

**B) TO CONSIDER FOR ADOPTION A RESOLUTION (2016-09) ACCEPTING THE MUNICIPAL WASTEWATER PLANNING PROGRAM SELF-ASSESSMENT REPORT FOR THE 2015 CALENDAR YEAR; AND PROVIDING FOR AN EFFECTIVE DATE. *Presenter: Director Beaumont.***

Public Works Director, Marty Beaumont, stated that every year the Public Works Department is required to submit a self-assessment report on the Wastewater system. The report details the year’s financial analysis and any system overflows. Director Beaumont reported that the Sewer Fund is doing well and there were no overflows or sewer backups last year. There were 167 residential connections and 20 industrial or commercial connections. The Department currently employs four certified operators who are currently working to create a Wastewater System Management Plan.

**ACTION:** Council Member Stanley moved that the Council adopt a Resolution (2016-09) accepting the Municipal Wastewater Planning Program Self-Assessment Report for the 2015 Calendar Year; and providing for an effective date. Council Member Walker seconded the motion. A voice vote was taken, with Council Members Andersen, Jensen, LeMone, Stanley and Walker voting “Aye”. The motion carried unanimously.

**11) ITEMS FOR DISCUSSION**

*There were no items for discussion.*

**12) DISCUSSION ITEMS FOR THE MARCH 08, 2016 CITY COUNCIL WORK SESSION MEETING**

Mayor Daniels reviewed the items on next week’s meeting agenda. The City Council will hear presentations from Protect and Preserve American Fork Canyon and American Fork Canyon Alliance. Additionally, Nate Sechrest will make a presentation regarding live streaming City Council Meetings. The Mayor and Council will also have a budget discussion. Last, they will be reviewing the agenda items for the March 15, 2016 City Council Meeting.

**13) NEIGHBORHOOD AND STAFF BUSINESS**

Members of staff shared updates pertinent to their respective departments. NAB Chair, Libby Flegal, reported that they are still seeking a Chair for the Big Springs Neighborhood. Fire Chief, Dave Thomas, announced that members of the Fire and Police Departments attended a Volunteer Management class. They will be incorporating some of the class materials into the City’s Emergency Planning Program.

Chief Smith recounted a case that occurred in Pleasant Grove about one year ago. An officer made a traffic stop and shortly after making contact at the car window, the occupants decided to take off which lead to a chase through the City. Later, after working the case, they discovered that one of the deciding factors that led to the chase was the decision that the occupants of the car were planning to kill one of the officers. A stolen gun was also discovered in the vehicle. Chief Smith reported that the case went to trial this week and the defendants were found guilty of a 2<sup>nd</sup> degree felony and two 3<sup>rd</sup> degree felonies. He read a letter from someone who attended the trial regarding the heroism of the case officer, Sergeant Edwards.

Library and Arts Director, Sheri Britsch, reported that they hired Think Architecture and have since identified the best location for the elevator at the Library. They've also decided to put the adult collection downstairs and leave the children and teens' collection upstairs. The area that is currently the adult area will become a program area. The elevator will be on the east side of the building.

City Engineer, Degen Lewis, reported that last week he spoke with UDOT regarding traffic signals. He submitted requests to install signals at the intersections of 1300 West and State Street, as well as 200 South and State Street. They also identified a need for a left turn light at 1300 West, which will be installed in the next few weeks. State Street will also be widened at some point, and additional funding will be received in July with the new fiscal year.

#### **14) MAYOR AND COUNCIL BUSINESS**

Council Member Andersen reported that planning for Strawberry Days is in full swing. She requested that a posting be added to the City's volunteer page. She commented that she is always amazed by the level of volunteerism in the City.

Mayor Daniels reported that the Public Safety Building Committee was asked to gather input from their neighbors, friends, and family with regard to possible locations for the facilities. The following day, the Committee planned to discuss the feedback and make a decision as to what to recommend to the City Council.

Council Member LeMone suggested that the Big Springs Neighborhood be added to a posting on the volunteer website for the Neighborhood Chair position. Council Member LeMone inquired about whether TSSD is currently accepting green waste. Council Member Walker confirmed that they have stopped accepting it until further notice. Director Beaumont noted at Council Member LeMone's request, the Spring Cleanup Dates are tentatively scheduled for May 7<sup>th</sup> – 14<sup>th</sup>, or May 14<sup>th</sup> – 21<sup>st</sup>.

Council Member Jensen commended Director Young and Assistant Larson for arranging or the Downtown Advisory Board Meetings. Lisa Young was also thanked for the work she is doing for Strawberry Days.

Council Member Stanley reported that he has received several calls regarding the registration process for accessory apartments as well as concerns relating to letters that have gone out to the public. Community Development Director, Ken Young, reported that his Department has tried to



implement an information campaign so that the public can become informed on the decision that was made. An announcement was posted on the website and will go out in the March newsletter. Staff was anticipating negative feedback from the public; however, they were trying to distribute the information in a positive manner. Director Young noted that there has been one application submitted for an accessory apartment that has since been registered.

Council Member LeMone gave brief updates on the Splash Pad Project and noted that she and Council Member Jensen recently met with the citizens who are spearheading the project. Currently information is being gathered on the matter.

**15) SIGNING OF PLATS**

*There were no plats signed.*

**16) REVIEW CALENDAR**

It was reported that the Miss Pleasant Grove Pageant will be held on Saturday, March 19<sup>th</sup>. Mayor Daniels will be out of town from March 9<sup>th</sup> – 17<sup>th</sup>. Mayor Pro-Tem, Dianna Andersen, would lead the meetings in his place.

**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 7:52 p.m.

The minutes of March 01, 2016 City Council meeting were approved by the City Council on March 15, 2016.

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Kathy T. Kresser, City Recorder, MMC

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