

**Pleasant Grove City  
City Council Meeting Minutes  
May 12, 2015  
6:00 p.m.**

PRESENT:

Mayor: Michael W. Daniels

Council Members: Dianna Andersen  
Cindy Boyd  
Eric Jensen  
Cyd LeMone  
Ben Stanley

Staff Present: Scott Darrington, City Administrator  
David Larson, Assistant to the City Administrator  
Dean Lundell, Finance Director  
Deon Giles, Parks and Recreation Director  
Mike Smith, Police Chief  
Dave Thomas, Fire Chief  
Ken Young, Community Development Director  
Kathy Kresser, City Recorder  
John Goodman, Street Superintendent  
Degen Lewis, City Engineer  
Tina Petersen, City Attorney  
Sheri Britsch, Library and Arts Director

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 all Council Members were present.

2) **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Council Member Jensen.

3) **OPENING REMARKS**

The opening remarks were given by Council Member LeMone.

#### 4) APPROVAL OF AGENDA

Mayor Daniels noted that Gina Day would address the Council during the open session. The rest of the discussion relating to her matter will take place during Item 11B.

**ACTION:** Council Member Stanley moved to approve the agenda, as written. Council Member Andersen seconded the motion. The motion passed with the unanimous consent of the Council.

#### 5) OPEN SESSION

Mayor Daniels opened the open session.

Gina Day gave her address as 4495 North 900 West and reported that her septic tank exploded last week. She described the challenges this creates for her family. Ms. Day explained that she lives on two acres and her home and septic tank are over 40 years old. This is the third or fourth time in the last seven years their family has had problems with the tank and it was drained the week before it crashed. Ms. Day's property borders both Pleasant Grove and Cedar Hills. Pleasant Grove is now on the backside of her home and the septic tank is in the front. The Cedar Hills sewer line on 900 West is in front of her home and Pleasant Grove's sewer stops short about 30 to 50 yards down to the south end of her property.

Right now it would cost Ms. Day more than double to connect to the Pleasant Grove sewer line than it would to connect to Cedar Hills' sewer line. She met with the Cedar Hills Mayor about gaining access to their sewer line and he gave her some options that she was considering. Ms. Day explained that her neighbors do not have a complete understanding of the City's current situation with regard to residents in her area gaining access to sewer. She specifically addressed the financial hardship the construction of a new sewer line would impose on her elderly neighbors.

Council Member Boyd added that some residents who live north of 2600 North have discussed holding a neighborhood meeting. She felt that was important to start at the grassroots level to educate everyone about the benefits of a Special Assessment Area (SAA). Council Member Boyd also noted that Ms. Day lives about four houses south of Cedar Hills Drive.

Lisa Liddiard gave her address as 1095 East Canyon View Lane and presented a document that was recently approved by the Mountainland Association of Governments (MAG). The document outlined the top three sales taxes that are already in place in Utah County. She explained that the County wants to bond for the bus transit on the third tax and pay the payments on the first tax. The document also shows when each tax was adopted. Ms. Liddiard had made several inquiries, including one to Andrew Jackson at MAG, on how much is being used for mass transit versus roads. She noted that UTA could not bond for more money, because they already have \$2 billion in debt. As a result, they asked the County to bond for them. They would like to pay the County back over an 11-year period; however, the options were all still pending.

The fourth quarter sales tax was just voted in by the State Legislature for HB 362, and will have to be voted on by the people. A majority vote will determine whether the tax will be imposed. Should the vote pass in favor of the tax, each City will be required to pay the taxes and in turn receive the revenue for roads. Ms. Liddiard mentioned that there will also be a fifth and sixth tax, and explained that the reason the roads are so bad is because the majority of funding has gone toward mass transit rather than roads. She also informed the Council that while the first and second taxes were voted in by the citizens, the third tax was voted in by the County Commission in 2008. There was further discussion about the sales tax for HB 362. Ms. Liddiard explained that if the sales tax increase is voted in, cities will be required to pay millions of dollars towards mass transit.

Mayor Daniels agreed that now that there has been definition given to the sales tax increase, it does not produce exactly what the initial proposal indicated. The projected revenue is approximately \$500,000 less than the original number. He suggested that this matter be discussed at greater length at a later time.

Lisa Coombs, who resides at 1742 East Cherokee Drive, reported that the Food Trucks are booming, and there are three new trucks that have started coming to Pleasant Grove. Next week will be the season kick-off and this year they will begin doing theme nights with a live band.

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

6) **CONSENT ITEMS**

There were no consent items to approve.

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

**A) TO CONSIDER FOR APPROVAL THE APPOINTMENT OF JENNIFER BAPTISTA AS PLANNING COMMISSION ALTERNATE.**

In response to a question from Council Member Stanley, Mayor Daniels reported that there have been three applicants for the vacant Planning Commission position. He also explained that other recommendations have come forward as various changes to the Planning Commission have taken place while he has served as the Mayor. To avoid having positions sit for a long time, Mayor Daniels had built a stable of qualified applicants to be interviewed. Every time a position becomes available, the next qualified applicant in line is submitted to the Council for approval. He mentioned the other two applicants who applied for the current vacancy.

The Council further discussed the process by which candidates for the Planning Commission are selected. Mayor Daniels explained that prior to this week, there were no other applicants for the current vacancy. However, after last week's meeting, three other applicants came forward. Community Development Director, Ken Young, added that after this vacancy is filled, the Planning Commission should remain the same until January 2016. Right now he is also focusing on training newer members.

Mayor Daniels explained that there are seven regular members of the Planning Commission and two alternates. If a regular member is absent from any given meeting, the first alternate will

automatically vote in that person's place. If two members are absent, both the first and second alternates vote. The Planning Commission can vote as long as there is a quorum; however, if one of the Planning Commissioners is frequently absent or needs to resign, typically the first alternate is put in as a regular member, which leaves an alternate vacancy.

**ACTION:** Council Member Stanley moved that the Council approve the appointment of Jennifer Baptista as a Planning Commission Alternate. Council Member Andersen seconded the motion. The motion passed with the unanimous consent of the Council.

## 8) PRESENTATIONS

### A) Presentations from Structural Engineers regarding the findings from the RFP for the Fire Station, Beck Home, Old Recreation Center and Old Seminary Building.

Mayor Daniels explained that shortly after the Council decided to proceed with resolving the Public Safety Building dilemma, they concluded that it would be wise to get some opinions from a professional structural engineering firm on whether the City's available buildings are in sound condition. Furthermore, the structural engineers need to determine whether the buildings can be retrofitted to be used for different purposes. The Council drafted an RFP and seven firms submitted applications. Staff narrowed down the candidates to four. Tonight, each firm will have 15 minutes to present to the Council, with an additional 15 minutes for questions. City Administrator, Scott Darrington, explained how each firm was weighted in terms of qualifications. He noted that the Council's scoring sheet is similarly structured. An award was not to be granted tonight unless the Council decided to do so. The time was then turned over to the first candidate: Bowen, Collins and Associates.

#### *1. Bowen, Collins and Associates.*

Stephen Cohen identified himself as a Structural Engineer for Bowen, Collins and Associates. He had been a Structural Engineer for 28 years and worked extensively on renovations. Mr. Cohen described himself as a "can-do" person and believes that all of the aforementioned Pleasant Grove buildings can be saved. Whether it is financially practical is up to staff and the elected officials. The goal of his firm is simply to present the facts. Mr. Cohen then introduced Dave Triplett, with CRSA Architecture, one of the leading restoration architecture firms in the State. Mr. Cohen and Mr. Triplett had worked together for at least 15 years. Mr. Cohen stated that Mr. Triplett has a very practical approach and is very skilled at understanding unique client needs.

Mr. Cohen explained that with regard to the level of detail that will be provided in their structural evaluation, they will use rapid visual screening and detailed calculation methods. They feel that rapid visual screening will be the most effective approach given that the City is in the early planning stages. Cost estimates will also be provided based on historical databases. Mr. Cohen expressed confidence that his firm can determine a way to make Pleasant Grove's buildings safe and operational, including the Fire Station.

Mr. Triplett explained that CRSA Architecture was established 40 years ago as the first historic and preservation specialization architecture firm in the State of Utah. He has been with the firm for 22 years and he has worked on many similar projects. Mr. Triplett remarked that he

understands how important it is for the City to work with so many competing issues, such as making existing facilities meet the needs of the community, and do so from an economic standpoint. Furthermore, maintaining safety and accessibility is of utmost importance. Mr. Triplett stated that it is very feasible to convert the old seminary building into an office building and explained that in working through the projects it is important to evaluate all available resources.

Mr. Cohen explained that should the City move forward with Bowen, Collins and Associates, they will need to conduct a kick-off meeting where each building will be discussed, as well as their intended uses. Next, detailed data collection will take place to create schematic floor plans based on field measurements. The data will then be analyzed to assess the seismic performance of the buildings. Cost estimates will be provided based on the square footage of each building and more comprehensive detail will be provided when the City is ready to put the project out to bid.

Mayor Daniels asked if the cost estimates will outline costs associated with the City making use of what they already have. Mr. Cohen answered in the affirmative. He explained that they will also provide recommendations and a menu of costs associated with each choice; for example, what it will cost to build a new fire station versus retrofitting the existing building. This information will help the City make the best decision possible to ensure maximum value.

Mr. Triplett explained that he and Mr. Cohen have a very long working relationship and they are able to identify areas in which both structural and architectural features must be maintained. Council Member LeMone asked Mr. Triplett if they have worked on projects similar to a public safety facility. Mr. Triplett answered in the affirmative. He directed the Council to their project resume and mentioned the renovation of the old South High School in Salt Lake. Furthermore, they have done a number of City Hall retrofits.

Mr. Cohen added that they worked on a wing of the American Fork Hospital, which surrounded the older portion of the original building. Mr. Triplett stressed that they will seek to help the City achieve not only the best monetary value, but the best cultural and heritage value with their historic buildings. He mentioned that the Beck home will likely be the most difficult building with which to work.

## ***2. Ensign Engineering.***

David Alter from Ensign Engineering identified himself as a Structural Engineer and explained that while all of the candidates may be qualified to do the work, Ensign Engineering has had prior experience with the four historic buildings in Pleasant Grove. In the year 2000, they created a report for the previous City Engineer and City Administrator, specifically on the Fire Station. Mr. Alter explained that in his experience he has seen older buildings retrofitted because the City wanted to maintain the building, not because it was advantageous from a monetary standpoint. Most of the time, it costs more to renovate old buildings than it would be to replace them; especially for emergency facilities. Typically, the main problem lies with the floor plan, which needs to be altered entirely in order to accommodate the needs of a public safety facility. Mr. Alter was of the opinion that the current Fire Station will not likely survive an earthquake.

Mr. Alter explained that each of the buildings has incredible historical value. The Beck Home, however, is likely not practical as a City building. Many of the questions that need to be answered are what is salvageable, the cost, and whether the buildings capable of performing their intended use. Furthermore, the City needs to determine whether to invest in structures that will perform for 50 years or buildings that will need more work in 20 years.

Mr. Alter presented photographs of a seismic renovation Ensign Engineering did on the Brigham Young Winter Home in St. George. The project was done about 12 years ago and had a lot of historic significance. He provided an overview of the project that was completed, including repairs made to the stone foundation, roof structure, and overall aesthetics of the home. Mr. Alter stated that they have the experience necessary to bring Pleasant Grove's historic buildings up to current code. Similar to what Mr. Cohen mentioned, the first step in moving forward would be to schedule a pre-design meeting with City personnel.

In response to a question from Council Member Jensen, Mr. Alter explained that the initial study would take six to eight weeks to complete. The study would then provide the Council with the information needed in order to move forward with a plan. He introduced his team and described their professional qualifications. Council Member Stanley asked what type of efficiency Ensign Engineering envisions to achieve, having had prior experience with Pleasant Grove's historical buildings. Mr. Alter replied that their prior experience has given them insight as to where the weak areas can be found. This allows Ensign Engineering the ability to channel their focus on strengths. Furthermore, this knowledge facilitates their efforts in spending money more wisely. He acknowledged that the code has changed in the past 12 years, and so they will have to modify their findings based on new requirements.

The old Rec Center was discussed. Mr. Alter explained that in knowing that these buildings will be occupied by the public six days a week, including many children, is crucial to ensure that the buildings are extremely safe. He noted that while the old Rec Center is beautiful, the taller walls will affect the seismic resizing in terms of cost. Council Member Andersen asked what the City's relationship with the engineering firm will be once decisions are made on the functionality of each building. Administrator Darrington replied that staff has requested that the engineering firm determine costs associated with making the buildings, functional, safe, and compliant with current code requirements.

Council Member Stanley asked if cost could be dependent upon intended use and if they could obtain a menu of options from all potential consultants. Mr. Alter replied that the purpose of the first design meeting with personnel would be to determine what intended uses the City would like for each of the buildings. This will provide the firm with direction when conducting a study. He mentioned that ADA accessibility would be especially difficult to achieve on the Beck home.

Council Member LeMone asked Mr. Alter what code and standards Ensign Engineering uses in order to make their assessments. He responded that they refer to ASE 4111 and FEMA 154 documents. They would delve a bit deeper than the rapid visual screening method. Additionally, at the end of the study, Ensign Engineering would present their findings to the Council, rather than deliver a thick binder of information.

### ***3. R2H Engineering.***

Brett Brady and Melanie Bocca identified themselves as representatives of R2H Engineering, which has had a local presence in Utah for the past nine years. They also have offices in the Las Vegas and San Diego areas. The R2H Engineering team collectively has over 50 years of experience with these types of projects and building design in general. The firm's President, Robert Hendershot, PSE, will serve as Project Manager/Principal in charge and take the lead role and serve as the main contact for the project. Mr. Hendershot is local to Utah, and resides in the Alpine/Highland area. Mr. Hendershot has nearly 30 years of experience in structural design, transportation, and public works projects, after starting his career with UDOT. His responsibilities as Project Manager will include site inspections, evaluations, and compiling of reports.

Mr. Brady stated that he will also be a team member on the project and noted that he has eight years of experience as a Structural Engineer. He is a graduate of Brigham Young University, and has been in Utah County for the past 20 years. He has been a resident of Pleasant Grove for nine years, and is very familiar with the four subject buildings. Mr. Brady will be responsible for site evaluation and code compliance.

The third team member will be Silvana Pulca, who is the Project Architect with over 30 years' experience. Ms. Pulca had completed numerous historical evaluations and developed the design for upgrades, remodels, and retrofits for local schools, facilities and public buildings. Some of her projects include the Canyons School District Facilities Conditions Study, Ben Lomond High School in Ogden, and Boulton Elementary School in Bountiful.

R2H Engineering has completed projects such as the Cathedral of the Madeline Evaluation and Seismic Retrofit, in downtown Salt Lake City. This is a very historically significant building and Mr. Brady noted that it was constructed in 1909. Additionally, R2H Engineering conducted the Stoltz Historic Building Evaluation and Retrofit in Boise, Idaho, as well as stair and entrance upgrades to the Energy Solutions Arena, in downtown Salt Lake. R2H Engineering is unique in that they have had an onsite presence in several of the last few major California earthquakes. They were able to observe the damage that was done and tagged buildings for safety compliance. Other projects listed on their company profile were reviewed.

Mr. Brady explained that the majority of their efforts will be concentrated on the Fire Station and old Rec Center. He presented a project schedule, which indicated a timeline of 22 days for the completing an evaluation for all four of Pleasant Grove's historic buildings. While the Fire Station and the Rec Center will be their primary focus, they will also evaluate the safety of the old LDS Seminary building and Beck home. Their method for older structures typically includes unreinforced masonry. They would work with the City in weighing the value of maintaining certain buildings to a specific level.

Council Member Stanley commented on the idea that R2H Engineering could complete a report a 22 days, whereas the other firms have identified a six to eight week time window. Ms. Bocca expressed confidence that they can complete the report within the 22 days because of their extensive experience with unreinforced masonry buildings. She remarked that their President, Mr. Hendershot, as well as his father, have established codes in the State of California, which are the strictest seismic codes in the Nation. The codes were set due to their calculations and discoveries as to what happens to these buildings during earthquakes. Ms. Bocca presented a

sample report they created for a building they evaluated for the Department of Homeland Security.

Council Member Jensen asked if R2H Engineering worked on any of the retrofitted buildings that were destroyed during an earthquake that took place in Napa Valley, California, last year. Ms. Bocca mentioned a bridge that needed repairs and replacements to be made fully functional again.

#### ***4. Think Architecture.***

Scott Wilkinson identified himself as a Project Manager for Think Architecture and introduced Shaun Packer, a Project Manager and Project Engineer with Calder Richards Structural Engineers. Mr. Wilkinson and Mr. Packer have worked together for many years on several projects. Mr. Wilkinson explained that as the architect, he will be responsible for reviewing the ADA and accessibility portions of these buildings along with access and fire code requirements. He noted that the RFP mentioned evaluations of the mechanical, electrical and plumbing systems, which can be expensive. His team would include mechanical and electrical engineering professionals. Mr. Wilkinson agreed to oversee the collection of the report and be the City's main point of contact.

Mr. Packer explained that his firm, Calder Richards Structural Engineers, involves the merging of two different firms. He stated that he has over 21 years of experience in his field. He has been part of many evaluations where buildings were retrofitted into usability. He then presented photographs of different projects that his firm and Think Architecture have completed. Projects included the Crowne Plaza in Ogden, the Ogden Municipal Building, and the Promised Valley Playhouse in Salt Lake City. Additionally, they completed the South Salt Lake Police Station, which began as an old business and warehouse facility.

Mr. Packer explained the evaluation of Pleasant Grove's facilities need both a structural and architectural assessment in order to determine what is feasible for each of the buildings. He explained that similar to the other engineers, Calder Richards Structural Engineers and Think Architecture would begin their assessment with the quickest and most efficient method, which is the rapid visual screening. Alternatively, they could conduct the full Tier III analysis; however, in Mr. Packer's opinion, this is not needed at this stage of the project.

Mr. Wilkinson referenced an old historic home in Draper located on the same site where the new Draper City Hall now stands. The home in Draper needed similar work as the Beck home in Pleasant Grove. As a solution to the challenges that faced the Draper Home, Think Architecture ultimately relocated the home. A Draper resident paid for the relocation and ended up moving his business into the building once the project was complete. This type of an option is also possible for the Beck home. In another city there is a City Hall building that is 100 years old that contains a city hall, fire station, and jail all in one building. The building is made of sandstone from top to bottom that is 12 inches thick through and is non-reinforced. Mr. Wilkinson emphasized his appreciation for historic buildings and expressed a desire to save Pleasant Grove's historic buildings, if possible.

Mr. Wilkinson reviewed the process that would ensue for the evaluation, and similar to the other firms, he stated that the process would begin with organizational meeting with City personnel.

During that meeting, assignments would be made, roles would be identified, and duties would be determined. The schedule of events would also be reviewed.

Think Architecture proposed an eight week schedule to complete the process, which includes preparing reports, surveys, drawings, and inspections of existing buildings. Additionally, the process would entail preparation of an outline of deficiencies and the required measures for addressing those deficiencies. Next, the City will review a rough draft of reports, and last, a final report would be submitted based on the City's feedback. In conclusion, Mr. Wilkinson expressed confidence in the ability to provide general numbers as an example of cost estimates.

The discussion was brought back to the Council for further review. Mayor Daniels commented that there is additional information that needs to be reviewed prior to reaching a decision, such as proposed costs and qualifications. Administrator Darrington noted that there were seven total applicants and the Council heard from four of the applicants tonight. Bowen, Collins and Associates quoted \$27,500, for a projected time frame of six weeks. Ensign Engineering quoted \$35,650, for a projected time frame of six to eight weeks. R2H Engineering quoted \$17,610, for a projected time frame of three weeks. Think Architecture quoted \$39,900, for a projected time frame of eight weeks.

Administrator Darrington believed that R2H Engineering was able to quote a significantly lower amount because they would be spending half the time to conduct the evaluation. However, from staff's perspective, price was not the main consideration when reviewing each candidate; rather, they focused primarily on qualifications and experience. The initial committee that reviewed each candidate consisted of Degen Lewis (City Engineer), Dave Houston (City Building Official), Jay Meacham (Civil Engineer), Curtis Miner (Architect), and Scott Darrington (City Administrator). Administrator Darrington explained that his role was to facilitate the discussion because his expertise is not at the same level as the other four committee members.

Council Member Stanley asked what the other Council Members felt was a reasonable amount of time to invest in the project. Administrator Darrington replied that staff was nervous about the three weeks proposed by R2H Engineering. It seemed a little tight, especially when considering that the majority of the other firms suggested a six to eight week period as being a more realistic time frame. He was of the opinion that the personnel from R2H Engineering appeared to be a bit less experienced and the other firms delivered more crisp presentations.

Council Members Boyd and Stanley both expressed interest in further discussing each presentation. Council Member Stanley commented that the Council needs to determine what they are hoping to get out of having an analysis conducted. He stated that at this point, his preference is Bowen, Collins and Associates. They quoted a price that falls in the middle of the other candidates, and they have tremendous experience working with historical buildings. They have many valuable insights, and presented very well. His second choice would be Ensign Engineering, because he values the prior experience they specifically have with Pleasant Grove's historic buildings. He feels that R2H Engineering would be a great third choice, if the Council determines they can provide a level of analysis that is useful. Council Member Stanley explained that while he was very impressed with Think Architecture, they are the most expensive choice, and it seemed like they would be using very similar approaches as the other firms.

Council Member Boyd pointed out that according to Think Architecture's presentation, they have worked on 23 fire stations in Utah. Council Member Jensen remarked that all firms have very qualified personnel. However, he was also particularly impressed with the expertise of Bowen, Collins and Associates. He added that all of the firms appear to have extensive experience in both the renovation of old buildings, as well as the construction of new buildings. Council Member Jensen was also impressed with the work completed by Think Architecture, including the numerous fire stations that are local to Utah. He agreed with Council Member Stanley that Ensign Engineering is set apart due to their prior experience working in Pleasant Grove. He felt that R2H Engineering seemed nervous, and did not present as well as the others.

Council Member Boyd noted that all of the firms spoke about the importance of maintaining historic buildings and the emotions behind the buildings. However, they also all seemed aware of the cost limitations that can arise with historic facilities. Council Member Andersen explained that when she assesses proposals she tends to throw out the high and low quotes, and focus on the middle ground proposals. In looking at Ensign Engineering, which was the highest bid, she was very impressed that they are staffed with an architect, engineer, and general contractor. However, if all the City needs is a brief analysis of their buildings, she does not have a problem with R2H Engineering, which was the lowest bidder. Council Member Andersen explained that her priorities are function, code, and safety, rather than seismic.

Administrator Darrington explained that seismic is code, which is what the City requested by way of the RFP. Functionality is only part of the discussion, because the fire station has to be compliant with a separate code. Engineer Lewis added that the fire station should also be constructed to a higher standard so that the personnel inside the facility are able to operate at full capacity. The seismic issue is also a key discussion point when considering costs. Administrator Darrington pointed out that Think Architecture differed from the other firms in the sense that the architect was at the head of the project, rather than the engineer.

Council Member LeMone commented that her top two choices were Think Architecture and Bowen, Collins and Associates. One reason she wasn't as favorable towards Ensign Engineering was because they indicated that they would refer back to a previous study they conducted in Pleasant Grove; however, she pointed out that this study was completed 13 years ago. She was of the opinion that fresh data would be more beneficial.

Council Member LeMone also felt it would be confusing for the public if the City does not move forward simultaneously with the next step. If the City communicates one amount to bring the buildings up to code that is the only number the citizens will hear. The future expansion to retrofit the buildings for specific purposes could cost a significant amount of money, thus creating confusion for the public when more money ends up being spent on the overall project.

In response to a question from Council Member Jensen, Administrator Darrington clarified that the RFP specifically requested projected estimates on how to bring the buildings up to code. The engineering firms will not be required to address the cost of remodeling or expansion. He agreed that Council Member LeMone brings up a good point. After the structural analysis is complete, the Council can decide whether it is financially feasible to move forward to retrofit the facilities. He was not sure how to ensure that once the figures are announced that they will be used in the proper context. The important thing is that the decision makers have the ability to base their

judgments off of accurate information. There was continued discussion on the matter, and it was concluded that this stage is just the tip of the iceberg.

Council Member Jensen expressed support for the process because it will shed light on reality and ultimately require the City to make some tough decisions. He also agreed with Council Member LeMone's comments. Mayor Daniels pointed out that there are people who are currently using two out of the four buildings and there have been claims made by multiple residents in the City with regard to the safety of the facilities. Furthermore, there are the two other buildings that aren't being used at all. These are resources the City owns and the condition of the facilities is unknown. Until the City has base information about their resources, repurposing space to meet the community's needs is not possible. The fundamental issue is whether the buildings are safe and whether more expedient actions need to be taken.

Mayor Daniels pointed out that with regard to public safety, this is only one option to be explored. There is still a great deal of data to be collected, summarized, and presented on how to address this particular need. He suggested that rather than spend every Council Meeting for the next three years to vet all options that some of these responsibilities be turned over to a task force comprised of experts in the fields of engineering, construction, finance, and all of the kinds of skills necessary to make professional recommendations.

Mayor Daniels felt it would be best for the task force to be formed and allow them to make a recommendation to the Council on which of the firms would be the best suited for this evaluation. He suggested that the group be comprised of nine individuals with a couple of alternates. Council Member Stanley agreed with Mayor Daniels suggestion waiting to make a decision on a firm until a committee is formed. However, he does not want to delay, as these are safety issues and real risks.

Council Member Boyd argued that if the decision is urgent the Council should not wait until a committee is formed before selecting a firm. Council Member Jensen remarked that all of the firms deal with safety issues and was comfortable narrowing down the selection to two firms. Council Member Andersen was comfortable taking a recommendation from a committee. Council Member LeMone pointed out that the Council has spent over two hours discussing this matter and the committee has not seen the presentations given by the candidates.

Mayor Daniels asked which Council Members were comfortable making a decision tonight. Council Member Stanley was comfortable either way. Council Member LeMone was also comfortable but leaned more toward making a decision tonight. Council Member Boyd was in favor of making a decision tonight and Council Member Andersen was more comfortable waiting for the committee to be formed. Council Member Jensen commented that the Council has a responsibility to make a decision and, therefore, he was in favor of making a decision tonight.

**ACTION:** Council Member LeMone moved that the Council select Bowen, Collins and Associates as the structural engineer firm to continue with the project on the Fire Station, Beck Home, Old Recreation Center and Old Seminary Building. Council Member Boyd seconded the motion. The motion passed with the unanimous consent of the Council.

**9) ACTION ITEMS READY FOR VOTE:**

- A) TO CONSIDER FOR ADOPTION A RESOLUTION (2015-014) AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT BETWEEN PLEASANT GROVE CITY AND GERBER CONSTRUCTION FOR THE CONSTRUCTION OF A NEW POWER GENERATION TURBINE BUILDING FOR THE BLUE ENERGY PROJECT; AND PROVIDING FOR AN EFFECTIVE DATE. *Presenter: Director Lundell.***

Finance Director, Dean Lundell, reported that the bid was awarded two weeks ago and the contract was approved by Gerber Construction.

**ACTION:** Council Member Boyd moved that the Council adopt a Resolution (2015-014) authorizing the Mayor to enter into an agreement between Pleasant Grove City and Gerber Construction for the construction of a new Power Generation Turbine Building for the Blue Energy Project; and providing for an effective date. Council Member Stanley seconded the motion. A voice vote was taken, with Council Members Andersen, Boyd, Jensen, LeMone and Boyd voting "Aye". The motion carried unanimously.

- B) TO CONSIDER APPROVAL OF A SPECIAL USE LOCAL CONSENT PERMIT FOR NOWNUTRACEUTICALS LLC/DBA/MICROMISTNOW TO USE HAZARDOUS MATERIALS IN THEIR MANUFACTURING PROCESS. BUSINESS IS LOCATED AT 283 SOUTH 640 WEST #6, PLEASANT GROVE, IN THE MANUFACTURING DISTRIBUTION (MD) ZONE. SAM WHITE'S LANE NEIGHBORHOOD. *Presenter: Attorney Petersen.***

City Attorney, Tina Petersen, explained that because the applicant is using alcohol in the production of the business, they fall under the Hazardous Materials Ordinance. Therefore, they are required to obtain a local consent special permission from the City, in order to conduct these types of business activities within Pleasant Grove's jurisdiction. The applicant completed all of the necessary requirements, and they have a letter from the Fire Department indicating that they are comfortable the proposed activities. They do not have any safety concerns with the alcohol that will be stored on the premises. The business will operate using a 55-gallon drum of alcohol and have already obtained the necessary State permits. At this point, they are waiting for the City's consent.

The applicant, Mark Shurtleff, stated that he and his brother started the business in Orem last November. As their business has grown they have identified a need to move their business into a larger facility. He described the timeline and process with which they are working and reaffirmed Attorney Petersen's statement that the final step is for them to receive local consent. He then introduced his brother, Kevin Shurtleff, who is a Chemistry professor at Utah Valley University.

Kevin Shurtleff, Mark Shurtleff's brother and business partner, explained that he is an entrepreneur and a Chemist and they like to create great products that work. He explained that they will be taking their 55-gallon drum of alcohol to create smaller containers of formula that are used to either help people remain alert or sleep better at night. Mr. Shurtleff demonstrated that the formula is available in the form of a spray bottle and explained that they use active ingredients that are well tested. Some of their products are currently under review by the FDA and have a home occupancy business license in Orem. With their current equipment, they are

able to produce about 140,000 units a month with most of the sales taking place out of their home business in Orem and online. While they would like to sell in Pleasant Grove, they would need additional approval.

The Shurtleffs spoke about one of their products called "Quick Nic", which contains small doses of nicotine. The product is useful for individuals who have an addiction to nicotine and at the same time eliminates second hand smoke. While it is not being marketed as a tobacco product or resource for smoking cessation, it can be useful for people who have a hard time traveling due to a nicotine habit.

The Shurtleffs clarified that they are obtaining approval to store ethanol, which is drinking alcohol. The alcohol that they will be storing is concentrated, with 95% by volume, which means that it is 190% proof. They take the alcohol and dilute it to significantly less than these amounts, thus eliminating flammability.

Council Member Stanley asked the Shurtleffs what other procedures they are implementing to protect the 55-gallon drum of alcohol. Mr. Kevin Shurtleff replied that the container is being kept away from any spark ignition sources and the mixing process is external. Furthermore, the alcohol is in closed containers during most of the process and other ingredients are added after canisters are sealed. They also have catch basins with capped containers and if there is a leak in the drum they catch the leak so that the fluid doesn't spread out on the floor.

Council Member Jensen asked if there was any possible way for them to implement sales in Pleasant Grove. Mr. Shurtleff replied that they are happy to be in Pleasant Grove, and if they can work out issues related to sales tax, they could eventually sell from their new facility.

Council Member Jensen made reference to another company called Arrowshots, and asked Mr. Shurtleff to address the letter that the FDA wrote regarding caffeine in the lungs. Kevin Shurtleff explained that Arrowshots is a DPI or dry powder inhaler. It is difficult to have a powder material in small enough particles, so that it gets anywhere near your lungs. The FDA sent them a warning letter because they were concerned about inhalation, which came as a result of a lack of data. Mr. Shurtleff explained that they have a lot of data, such as information on the chemical structure of each of their ingredients, such as nicotine and caffeine.

It was noted that a Coke or Pepsi contains 90 to 100 milligrams of caffeine, whereas Micromistnow only contains two milligrams of caffeine. The caffeine is absorbed immediately through the lungs into the blood and hits the brain in 20 to 30 seconds. It isn't enough to give a person a buzz, but helps them feel more alert if they are drowsy. Each container contains 90 uses with the recommended dose being two breaths. This equates to around four milligrams and the effects last 45 minutes to one hour.

Mark Shurtleff commented that they intend to be fully compliant with FDA regulations, and in no way intend to fly under the radar. For this reason, not all of their products are available for purchase yet. Council Member LeMone mentioned that she spoke with Fire Marshal, Drew Engemann, and he relayed that everything is fine with the Shurtleff's request. Fire Marshal Engemann also informed her that he will continue monitoring all of the City's codes and requirements.

**ACTION:** Council Member Stanley moved that the Council approval a Special Use Local Consent Permit for Nownutraceuticals, LLC/dba/Micromistnow to use hazardous materials in their manufacturing process. The business is located at 283 South 640 West #6, Pleasant Grove, in the Manufacturing Distribution (MD) Zone. Council Member Jensen seconded the motion. The motion passed with the unanimous consent of the Council.

**10) ACTION ITEMS WITH PUBLIC DISCUSSION**

**A) PUBLIC HEARING TO CONSIDER FOR ADOPTION AN ORDINANCE (2015-18) PERMANENTLY CLOSING AND ABANDONING TWO ROAD RIGHTS-OF-WAY LOCATED AT APPROXIMATELY 550 WEST 3300 NORTH AND NORTH MILLCREEK ROAD 3300 NORTH IN THE CREEKSIDE AT ASPEN GROVE SUBDIVISION; AND PROVIDING FOR AN EFFECTIVE DATE. MANILA NEIGHBORHOOD. *Presenter: Engineer Lewis***

Engineer Lewis presented the staff report and displayed aerial maps of the subject area. He explained that the two rights-of-way do not connect and there is no other realistic opportunity for this to ever be a possibility. There is also a small section of dedicated right-of-way and a portion of a bridge that enters the Creekside community. Engineer Lewis identified two areas of roadway dedication that will occur with the creation of a new plat.

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

**ACTION:** Council Member LeMone moved that the Council adopt an Ordinance (2015-18) permanently closing and abandoning two road rights-of-way located at approximately 550 West 3300 North and North Millcreek Road 3300 North in the Creekside at Aspen Grove Subdivision; and providing for an effective date. Council Member Andersen seconded the motion. A public hearing was held. A voice vote was taken, with Council Members Stanley, LeMone, Jensen, Boyd and Andersen voting "Aye". The motion carried unanimously.

*Note: There was a 15-minute break starting at 9:08 p.m.*

**11) ITEMS FOR DISCUSSION – NO ACTION TAKEN:**

**A) DISCUSSION WITH ARIC JENSEN OF KNOWLTON GENERAL REGARDING A PROPOSED DEVELOPMENT ON MAIN STREET INCLUDING SHARED PARKING, ACCESS EASEMENTS, HISTORIC BUILDINGS AND RELATED ISSUES. *Presenter: Director Young***

Community Development Director, Ken Young, explained that 2 ½ years ago the City Council and other members of staff took a trip to Bountiful, where at the time, Aric Jensen was the Bountiful City Community Development Director. City officials were interested in what was occurring in Bountiful, because they were working with a mutual developer, Steve Allred. Director Young mentioned that there are now buyers who will be purchasing his property and, therefore, there will be upcoming amendments to the development. During the research process, Mr. Jensen was instrumental in informing Pleasant Grove City staff of how to build new developments in an old downtown and how to make everything fit properly. In discussing

Mr. Jensen's proposal, the City will need to determine what action to take with some of the existing historical structures, as well as assess possible code amendments.

Mr. Jensen explained that he has been very active in community planning throughout the State. His primary passion is historic main streets, which was the subject of his Master's thesis. After leaving Bountiful City, he formed his own firm called Main Street Design and Development, which focuses on the revitalization and the creation of main streets. His firm has since teamed up with Civil Solutions Group and they are helping North Ogden City redevelop their main street, and revise their General Plan. Furthermore, his firm is working with the Town of Vineyard on their Master Plan.

Mr. Jensen presented drawings of Pleasant Grove's downtown area and identified a vacant piece of property in relation to the Library and Police Department. He noted that this property, along with another property, are currently under contract. Mr. Jensen noted that he was contacted by Planning Commissioner, Drew Armstrong, who invited him to look at Pleasant Grove's downtown. Mr. Jensen explained that his firm would be interested in constructing two new buildings, which are very similar to the buildings staff and the elected officials toured in Bountiful. In meeting with neighboring property owners, they expressed an interest in getting involved with the development.

Mr. Jensen does not intend on removing any buildings, but rather renovating and expanding them. The biggest issues they would like to address are parking and the height of the buildings. He presented the proposed footprint for downtown Pleasant Grove and explained that it is nearly identical to the work done in downtown Bountiful. With regard to parking, they are hoping to blend space with City-owned property in order to have shared parking.

A projected schedule was presented to the Council for review. Phase I would be development on the vacant lot and Mr. Jensen stated that this phase could be completed in its entirety in about nine months. They would construct a building that is architecturally consistent with the existing buildings. He explained that taking down historic buildings and facades would lose a lot of character in Pleasant Grove's Main Street. Mr. Jensen noted that the current City code has a horizontal setback requirement, which states that if a developer is building next to a single-story building, they have to move over 20 feet before going up to the next story. In other words, the requirement is one foot horizontal for one foot vertical. He then presented examples of what could be built in terms of massing and used building blocks to demonstrate his point.

From a financial standpoint, very few developers will build higher than three stories. Once a building gets higher than three stories elevators need to be installed and an entirely different set of code requirements apply. Therefore, it makes building taller buildings very expensive.

Mr. Jensen presented examples from Bountiful of what it looks like to transition from a single story, to a three story, to a one and a half story building. Eight years ago the Bountiful City Council was concerned that everyone would start building three story buildings, but that was not the case. Council Member LeMone asked what kind of businesses would occupy these buildings. Mr. Jensen explained that the buildings divide up to units or segments that are about 20 to 25 feet wide and each shop has its own space, with a unique facade based on the type of business. He mentioned some of the vendors he has worked with on previous projects and explained that in order to fill the spaces, Knowlton General will seek out and cultivate the

vendors they want there. Mr. Jensen noted that there hasn't been any turnover with their units in Bountiful in more than three years, which is a reflection of the success of this strategy.

Mr. Jensen explained that the backs of the buildings will also be an important element to the design of the buildings. While they will not be visible from the front of the street, they will be visible from the parking lots. The sides of the building are mostly plain in between project phases, because the developer will eventually add on to the building. They are, however, still visible to the public, so they should be designed and maintained in an attractive manner.

Mr. Jensen briefly summarized various points made throughout his presentation. First, in order to achieve shared parking, an easement will need to be created. Second, code amendments may be necessary to adjust setback requirements. Mayor Daniels asked what uses are above the shops. Mr. Jensen replied that some of the spaces are residential. In one of the units in Bountiful, they tried to create office space; however, second floor offices are very difficult to lease and it has taken about 1 ½ years to fill that particular unit.

Mr. Jensen commented that he plans on owning the building and leasing out the units. Knowlton General is a portfolio developer in the sense that they purchase, plan, and title land. Furthermore, they are also a construction firm and they subsequently own and manage the land with the intent of doing so for about 20 years.

Council Member Jensen commended Mr. Jensen for the manner in which he has thought outside of the box. It was impressive what Knowlton General could do for Pleasant Grove's downtown area. Council Member Boyd remarked that she toured Bountiful a couple of years ago and has believed that a similar project could also be done in Pleasant Grove.

Council Member LeMone asked Mr. Jensen how they would tie in their buildings with those that are already established downtown. Mr. Jensen replied that it would depend on where the Council would want Knowlton General to develop. The exterior of buildings is very malleable and easy to change for what the City wants to ultimately achieve. Mr. Jensen referred to the photos of the buildings in Bountiful, and noted that they were built in the 1940s and 1950s and have undergone several facade changes over the years. He then showed a building that was built in the early 1900s, and pointed out that there isn't a significant change between the two buildings that were build decades apart from each other.

Director Young explained that the design guidelines for the downtown area are already in place and this same criteria would be applied to any new structures. He pointed out that the two existing buildings are within the Pleasant Grove Historic District and are old enough to qualify as historic structures on the State Register. This means that there will be a special process for either adding to or removing one of the existing buildings, including the home. It may be beneficial for the City to get the Historic Commission involved and consider any of their recommendations as well.

In response to a question from Council Member LeMone, Mr. Jensen explained that he would work closely with Drew Armstrong, a local broker that knows the area well. Together they would seek out businesses that would fit well in the Pleasant Grove community. There was discussion about the types of businesses that would be good for Pleasant Grove. Council Member Stanley was impressed with Mr. Jensen's passion for his profession. In general, he felt like the Pleasant Grove City Council is favorable to his proposal.

Drew Armstrong gave his address as 995 Center and mentioned that he joined the Planning Commission after the field trip to Bountiful. He met Mr. Jensen at a planning conference in Salt Lake, at which point he realized that this type of development would be perfect for Pleasant Grove's downtown. Mr. Armstrong spoke briefly about the order of events in which everything has come together up to this point.

**B) DISCUSSION ON SEWER UP 900 WEST. *Presenter: Administrator Darrington.***

Administrator Darrington stated that resident Gina Day had a septic tank fail earlier this week. Her options are very limited in terms of an immediate fix. There is a sewer line that runs along 900 West, however, it belongs to Cedar Hills. In order for her to connect to that line she needs permission from Cedar Hills but there will likely be conditions attached. Ms. Day has the option of going around the back of her house and connecting onto Wedgewood, however, this plan would cost her double the amount it would cost to connect to 900 West. Administrator Darrington explained that staff has considered doing one large assessment area rather than just one for 4000 North. It could be beneficial to get the citizens involved to address the sewer problems all at once.

Administrator Darrington mentioned that he will speak with John Schiess because a couple of years ago Mr. Schiess looked at the projected costs of getting sewer to every resident in that area who is currently on a septic tank. The ballpark figures a couple of years ago were around \$2 million and those numbers should be updated. Staff corresponded with Lewis, Young, Robertson and Burningham, a firm that specializes in assessment areas. The idea behind assessment areas is that the City would front the money and install the infrastructure and then the residents would pay the City back over a period of time. The perimeters under which an assessment area can work can be up to 20 years. Pleasant Grove currently has a 10-year assessment area elsewhere in the City.

Staff also pursued a suggestion that was previously made by Council Member Stanley, which was to allow residents to put a lien on their home in some manner. When the residents sell their home, the equity would be used to pay off their assessment fees. The assessment amounts would vary based on the cost of the infrastructure, laterals, and the interest rate. One issue that still needs to be settled is if the City is going to pay for a portion of the capital cost, and if so, how much. If the City is going to pay for a portion of the capital cost, this would therefore reduce the amount owed by the residents.

At this point, the discussions between Pleasant Grove and Cedar Hills have only been about the 4000 North sewer. Furthermore, there are some areas where neither City has a sewer line. Mr. Schiess will be able to provide a better map that shows where all of the sewer lines are located, and which City owns them.

Administrator Darrington and Attorney Petersen met with the Cedar Hills Manager and City Attorney yesterday to discuss the Harvey property. In Attorney Petersen's legal opinion, it is difficult for Pleasant Grove City to commit to refusing the Harvey family the right to annex into the City, should they be approached on the matter. Secondly, while the current Council may agree to these terms, 10 years from now there will be new elected officials. Staff does not believe the current Council has the ability to bind a future Council to these terms and conditions. A suggestion was made to enter into an agreement that states that if the Harvey family ever

annexes into Pleasant Grove, at that time any Pleasant Grove resident who is connected to the Cedar Hills sewer line will be required to disconnect. This may or may not be a legal possibility.

With regard to the assessment area, the Council would determine the boundaries, and the residents within those boundaries would have a window of time in which they would have the option of protesting the action. If more than 25% of the residents protest, the assessment area will not be created. There was further deliberation on a previously made point. Administrator Darrington explained that if less than 25% of the residents protest, even the residents who protested will be required to pay the assessment fees. It is a matter of majority vote. Part of the analysis will include checking road ownerships and rights-of-way. Council Member Boyd asked if the assessment area could be shrunk, in the event that over 25% of the residents protest the action. Administrator Darrington answered in the affirmative and stated that it would be possible to reset boundaries on the assessment area.

Council Member Boyd mentioned that she spoke with Ms. Day earlier in the day and she indicated that according to the Cedar Hills City Council, they would allow her to connect to their sewer line for a 10% increase to her bill. Additionally, she would also be required to boundary adjust at the time her property transfers ownership. Council Member Boyd stated for the record that she has absolutely no involvement or financial gain in the Harvey property.

Council Member Jensen asked how many residents would be affected by a special assessment area. Administrator Darrington replied that Mr. Schiess has this information. The City's next step is to obtain a cost estimate and create a map showing where the lines could potentially be installed. The subsequent steps in the process, as they were previously discussed, were reviewed.

Council Member Boyd expressed interest in holding a neighborhood meeting with the residents who will be affected by the special assessment area, to communicate the City's intentions. Administrator Darrington briefly commented on the issues surrounding the Harvey property and was of the opinion that this particular issue comes down to previous trust issues between the two City Councils.

Administrator Darrington explained that at this point, he plans on communicating to Cedar Hills that Pleasant Grove intends to pursue installation of their own infrastructure. This would allow the City to draft proposals on their terms.

Mayor Daniels opened the discussion to the public.

Dan Stewart, who resides at 4611 North 900 West, stated that he has lived in his home since 1980. He explained that Cedar Hills' goal was to expand their boundaries all the way down to 2600 North. The people who are making promises to entice people to boundary adjust into Cedar Hills, as well as make assertions about Council Member Boyd, are the same individuals who have caused problems over the years. These individuals will never give up on their goal and this is what is taking place now with Ms. Day. Mr. Stewart urged the Mayor and Council to make the necessary decisions to take care of Pleasant Grove residents.

Mayor Daniels asked Mr. Stewart if in his opinion, the method by which the Council has discussed addressing these issues will garner the majority support of the residents who are

primarily affected. Mr. Stewart answered affirmatively and noted that the only other residents on his road are now Cedar Hills residents because Pleasant Grove could not offer it to them. These particular residents were in desperate situations similar to that which Ms. Day is currently experiencing. They had no other choice but to boundary adjust into Cedar Hills. Mr. Stewart was supportive of the proposal that Administrator Darrington has brought forward because a number of those residents would not be able to pay a large hook up fee up front. However, making these payments over time would be more feasible. Mr. Stewart expressed a willingness to help facilitate a neighborhood discussion on the matter.

Jacob Sutch gave his address as 291 South 300 East and commented on the influence Council Member Boyd has had on the discussion about the sewer line. All of the justifications that have come forward have been considered previously in other issues. For example, last summer, several citizens came forward to express concerns relative to the secondary water. At the time, Mr. Sutch recalled that one of the Council Members communicated in a number of words that certain promises were made that should not have been; however, as a City, they need to move forward. Mr. Sutch knows developers who have landlocked property who cannot get sewer and the Council has told those developers that it is not their job to maximize their property value.

Mr. Sutch also recalled that about 12 years ago he installed curb and gutter on his road. According to his grandmother, the City raised taxes at one point, specifically to install curb and gutter up that road. She was angry that Mr. Sutch still ended up having to install it himself. In the end, the City worked with Mr. Sutch to install curb and gutter and he believes they could do something similar in this particular situation with the sewer.

Mr. Sutch expressed frustration with the narrow scope of the City and felt that by withholding sewer from certain citizens, they are communicating to those residents that they are second class. He was happy to hear from Administrator Darrington that if the City is going to go into this development, it should be an option for all of the residents on the north end of town, not just one neighborhood. Mr. Sutch encouraged staff to maintain good working relationships with Pleasant Grove's neighbors.

Council Member LeMone replied to Mr. Sutch's comments about the secondary water and felt that his remarks were taken out of context. The Council did not communicate that they were unwilling to work with others; however, promises had been made by previous City officials that were not kept, and the only action to take was to fix what was wrong and move forward as a City. Additionally, she expressed concern with the notion that the sewer line has been referred to as "Cindy's Sewer Line", as this is not the case. There is a lot of history behind this issue, and Council Member LeMone reminded Mr. Sutch that a three-hour discussion took place a couple of weeks earlier to review the history.

Mayor Daniels commented that a method has been identified that eliminates personal attachment to a particular project and is more focused on what is in the best interest of the entire northern section of the City. The City will take a prudent approach to see if sewer can be provided. The Council will rely on the intelligence and commitment from all of the residents in the area, to fairly evaluate the recommendations made. The decision will ultimately be made by the residents.

Mayor Daniels directed staff to prepare the proposal and schedule a review of it on a future agenda. He also suggested that the main highlights be prepared for the neighborhood meeting to see how receptive residents are to the concept. Council Member Stanley commented that it is wise to have this discussion with the residents and he thanked everyone for their comments.

**12) DISCUSSION ITEMS FOR THE MAY 19, 2015 MEETING.**

The first item of business will be a public hearing to receive comments on the proposed Pleasant Grove City Fiscal Year 2014/2015 Budget Amendment. Director Lundell mentioned that the budget documents are available on the City's website. The first two items deal with the Rec Center and are related to additional revenue that can be used for programs. The third item is the doTERRA street light reimbursement, which is part of the City's development agreement with them. The fourth item relates to the potential water share purchase. The fifth item is the sale of the used fire engine to Stockton a few months ago. The Fire Department needs these funds to facilitate repairs on other equipment. The sixth item details the closing costs associated with the refinancing of the bonds, which are being paid for with the proceeds of the bond. Lastly, the amendments include the additional Orem water rental of \$50,000, which has to be purchased this year. A fee schedule will be attached for review.

The next item on next week's agenda will be a continued item to consider the request of Josh Winn with Georgetown Development for a 68-lot mixed housing development site plan and phasing plan called Garden Grove, located in the Grove Zone. Last, a discussion will take place regarding the Grove Area zoning/vision. Administrator Darrington explained that staff will present the Council with a map of the Grove Area along with summaries of each zone allowed in the area.

**13) NEIGHBORHOOD AND STAFF BUSINESS**

Various members of staff presented their department updates. Police Chief, Mike Smith, reported that there are two suspects in jail in association with a recent robbery and his team did an amazing job tracking down the suspects. Library and Arts Director, Sheri Britsch, announced that the Love and Logic series has been scheduled with the first session scheduled for May 27. There are three sessions and attendees need to be available for all three. The courses will be taught through Utah State University Extension Services, and are free of charge.

Administrator Darrington reported that staff has been working on the thermometer for the City website. He spoke with John Schiess, who informed staff that water usage is updated on a monthly basis because there are costs involved. City staff will conduct the monthly readings. Administrator Darrington noted that it would cost an additional \$500 per month to have the thermometer updated weekly, rather than monthly and this does not include staff's time. There was discussion about how Cedar Hills obtains information for their website's water thermometer.

Administrator Darrington also provided updates on the City's paperless initiative. They are still working on getting residents to opt out of paper statements even though many of those same residents are paying their bills online via Xpress Billpay. Staff plans on opting everyone out and then providing residents with the option of opting in to receiving paperless statement if that is their preference.

Administrator Darrington reported that Greg Woodcox has given him a list of all of the City-owned facilities that have water that are currently not metered. There are 120 facilities and in order to put meters on all of these properties, it will cost a few hundred thousand dollars. Staff will determine next week which properties to prioritize. Last, Administrator Darrington reported that staff has narrowed down the final four candidates for the Public Works Director position. These individuals have not yet been notified and staff would like the Council to interview them outside of a regular meeting. The interviews will take four to five hours to complete.

**ACTION:** Council Member Stanley moved to continue the meeting beyond 11:00 p.m. Council Member Andersen seconded the motion. The motion passed with the unanimous consent of the Council.

Engineer Lewis discussed the purchase of water shares and noted that he made a counteroffer to one group that they accepted. Staff would be moving forward on the shares coming from Alpine.

**14) MAYOR AND COUNCIL BUSINESS**

Council Member Jensen commented that the ball fields look great with all of the rain and staff has done great work there. Council Member Andersen announced that Pleasant Grove High School had their first State baseball game and they won 11-0 in the fifth inning. Council Member LeMone announced that Valley View Elementary held a walk-a-thon earlier in the day and reported that the Fire Department high-fived the kids and walked them around the track. It was a very successful event.

**15) SIGNING OF PLATS**

There were no plats signed.

**16) REVIEW CALENDAR**

The Fireman's Breakfast was scheduled to take place the following Saturday from 6:00 a.m. to 11:00 a.m. The City Clean-up will also conclude this week.

**17) ADJOURN**

**ACTION:** Council Member LeMone 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 approximately 11:05 p.m.

Minutes of May 12, 2015 were approved by the City Council on June 9, 2015.

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Kathy T. Kresser, City Recorder

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