

**Pleasant Grove City  
City Council Meeting Minutes  
Regular Meeting  
March 27, 2018  
6:05 p.m.**

PRESENT:

Mayor: Guy L. Fugal

Council Members: Dianna Andersen  
Eric Jensen  
Cyd LeMone  
Lynn Walker  
Todd Williams

Staff Present: Scott Darrington, City Administrator  
Denise Roy, Finance Director  
Deon Giles, Parks and Recreation Director  
Shawn Nielson, Police Sergeant  
Kathy Kresser, City Recorder  
Daniel Cardenas, Community Development Director  
Marty Beaumont, Public Works Director  
Tina Petersen, City Attorney  
David Larson, Assistant to the City Administrator  
Dave Thomas, Fire Chief

The City Council and staff met in the Library at 30 East Center Street, Pleasant Grove, Utah.

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**6:00 P.M. REGULAR CITY COUNCIL MEETING**

**1) CALL TO ORDER**

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

**2) PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Jeff Butler.

**3) OPENING REMARKS**

The opening remarks were given by Community Development Director, Daniel Cardenas.

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

**ACTION:** Council Member Jensen moved to approve the agenda, as written. Council Member LeMone seconded the motion. The motion carried with the unanimous consent of the Council.

5) **OPEN SESSION**

Mayor Fugal opened the open session. There were no public comments. Mayor Fugal closed the open session.

6) **CONSENT ITEMS**

- a) **City Council Minutes:**  
**City Council Minutes for the February 9, 2018 Budget and Planning Retreat.**  
**City Council Minutes for the February 20, 2018 Meeting.**  
**City Council Minutes for the February 27, 2018 Special Meeting.**  
**City Council Minutes for the March 6, 2018 Meeting.**
- b) **To Consider for Approval Payment of Request No. 8 and Change Order No. 2 to Dry Creek Structures LLC for the Walker Tank and Pump Station Project.**
- c) **To Consider Approval of Partial Payment No. 1 and Change Order No. 1 to Cody Ekker Construction for the North Union Ditch Piping Project.**
- d) **To Consider Approval of Payment Approval Reports for (March 8 and 22, 2018).**
- e) **To authorize the Mayor to sign R&R BBQ's Request for Local Consent to Apply for a State Liquor License.**

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

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

- A) **TO CONSIDER FOR APPROVAL THE APPOINTMENT OF TAMARA OBORN AS A REGULAR PLANNING COMMISSION MEMBER, BOBBIE JO BLAKE AS PLANNING COMMISSION ALTERNATE NO. 1 AND JEFFREY BUTLER AS PLANNING COMMISSION ALTERNATE NO. 2.**

At the request of Mayor Fugal, Jeff Butler introduced himself to the City Council. He reported that he had been a resident of the Northfield area of Pleasant Grove for the last 12 years.

**ACTION:** Council Member LeMone moved to approve the appointment of Tamara Oborn as a Regular Planning Commission Member, Bobbie Jo Blake as Planning Commission Alternate No. 1 and Jeffrey Butler as Planning Commission Alternate No. 2. Council Member Andersen seconded the motion. The motion carried with the unanimous consent of the Council.

**8) PRESENTATIONS**

**A) RECOGNITION OF GARTH LOVELL AS A PLANNING COMMISSIONER.**

Mayor Fugal invited Garth Lovell to come forward to be recognized for his service on the Planning Commission.

Director Cardenas expressed appreciation to Mr. Lovell for his dedication, work ethic, and positive attitude.

**9) PUBLIC HEARING ITEMS**

**A) PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE PROPOSED TRANSPORTATION UTILITY FEE (ROAD FEE).**

City Administrator, Scott Darrington, gave a brief history of the proposed road fee. A few years prior, the City Council directed staff to make road maintenance a priority. An engineering firm was hired to examine and rate each road in the City based on the Pavement Condition Index (PCI). Later, the City and staff discussed what it would take to bring all City roads to a 70 PCI or higher, and what the potential cost would be. After much study, the City chose to consider a road fee modeled after the one recently implemented in Provo. The City recently held a public open house where several options were presented, and public input was taken. Based on input from citizens and the business community, the City Council had chosen to proceed with Option 2.

Administrator Darrington stated that the City needs to generate \$3.8 million to cover the cost of road maintenance. Currently, the City collects roughly \$1.28 million in Class C Revenue. The City had set aside \$425,000 in General Fund monies for this purpose. The proposed road fee would generate \$1.4 million annually. Administrator Darrington noted that the City bonded for road money about 10 years ago and that bond will expire this year. The bond payment of \$750,000 had been coming out of the Class C Revenue, so that amount would soon be available for road maintenance. The road fee was broken up into three categories that included residential and two tiers of commercial. All residential homes and multi-family units would be charged a monthly fee of \$8.45 on their utility bill. Commercial businesses would pay either \$41.27 or \$236.05 per month, based on their PM Peak Trips. Because the City was concerned about overburdening businesses, they proposed giving businesses a 45% exemption similar to the one given to residential homes for property tax. Administrator Darrington stated that there would be an appeal process for businesses who believe they were placed in an incorrect category.

Administrator Darrington explained that there was a funding gap between the \$3.119 million generated with the road fee and the estimated \$3.8 million. There were a few other potential funding opportunities, but they would depend on bills being passed at the County and State level. The City Council will reexamine the fee annually to determine if it is sufficient. Administrator Darrington explained that the City Council will take action on April 10, 2018. If the ordinance is adopted at that time, the fee will go into effect the first billing in July.

City Attorney, Tina Peterson, reported that the maintenance and repair of the road system is akin to any other utility provided by the City, so it makes sense to charge a user fee. The study that was done was based on equitable distribution of average peak daily trips and the fee was set based on that usage. To implement the road fee, the City Council would first have to adopt an ordinance creating the Transportation Utility for the City, which would be located in Title 8 with the other utility services. The ordinance would provide the opportunity to establish a fee for service and include the appeal process and the annual review process. In order to enact the fee, the City would need to adopt a resolution. Attorney Petersen included the draft ordinance and resolution in Dropbox for the City Council's review.

In response to a question raised, Attorney Petersen confirmed that the appeal section specifies that it is for businesses only.

Council Member Andersen asked who would hear the appeal cases. Attorney Petersen explained that the current draft specifies that the City Administrator will hear the appeals. They had also considered establishing a board to hear the appeals, so the decision does not rest on one individual. The City Council agreed to this idea and suggested Scott Darrington, Tina Petersen, and Daniel Cardenas serve as board members.

Mayor Fugal opened the public hearing.

Christy Belt expressed her support for the fee. She also encouraged those present to educate themselves on the bills being presented at the County and State levels.

Debbie Hong expressed support for the proposed fee.

Casey Larsen asked if the City had figured out how they plan to give the 45% exemption to tenant-owned businesses. Technically, these business owners would not be paying their property tax. He also asked about admin fees.

Administrator Darrington stated that there were no administration fees. He explained that the fee will be charged through utility billing rather than property tax. The person listed on the utility bill will be accountable for the fee. A landlord may choose to forward the fee onto the tenant, but that would be worked about between the two parties.

Paul Phelon indicated that his son was present to work on his Citizen and Community merit badge. Mr. Phelon's son asked if basement apartments will be charged a separate fee. The basement apartment will not have separate utilities but will bring in more traffic. Council Member LeMone explained that the fee could be passed on from the landlord to the tenant, similar to the business situations discussed previously. There would not be a double fee for accessory apartments unless they have two separate utility bills.

Lon Lewis expressed concern with the option chosen by the City Council. He felt there should be more tiers for businesses and was concerned that a landlord has a great opportunity for an appeal based on his tenants. Administrator Darrington explained that they will take this into account as they make the connection between the business license and utility accounts.

Mr. Lewis stated that it would be more appropriate to have additional tiers for businesses. He believed there was an opportunity for additional revenue without over burdening other businesses. Administrator Darrington noted that the two and four-tiered options will generate the same amount of revenue. It was more a matter of how much would be charged to each tier. Mr. Lewis still felt that additional tiers will create a more level playing field. He attended the business open houses and there was a description of the proposals but there had not been a lot of comments about how the City Council arrived at this particular option. He felt there were several other options presented that were better suited to the business community than the one chosen. Mr. Lewis expressed concern with the fee being analyzed annually by the City Council. He explained that City Councils change, and it may be that a future Council decides to make roads less of a priority again. He thought the City should look into a more permanent situation than an annual review.

Mayor Fugal explained that the City Council felt this option had less of an impact on the citizens and the business community.

Denise Strickland expressed her support for the proposal.

Hillary Stirling commented that when she initially heard about the City's funding challenges, her first thought was that she would gladly pay a little more to fund these projects. As the City has worked through the process over the past few months, she had been impressed with the work that has been done. She supported the fee.

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

**B) PUBLIC HEARING TO CONSIDER FOR ADOPTION AN ORDINANCE (2018-9) TO REZONE 5.063 ACRES OF LAND FROM R1-20 (SINGLE-FAMILY RESIDENTIAL) ZONE TO R1-12 (SINGLE-FAMILY RESIDENTIAL) ZONE ON PROPERTY LOCATED AT APPROXIMATELY 900 EAST 510 NORTH; AND PROVIDING FOR AN EFFECTIVE DATE. (GROVE CREEK NEIGHBORHOOD) (Artisan Construction, Applicant) *Presenter: Director Cardenas.***

Director Cardenas presented the staff report regarding the rezone of 5.063 acres of land from R1-20 to R1-12. He explained that the only difference between the two zones was the minimum lot size. The General Plan designation of the property was Low Density Residential, which is defined as two to four units per acre. The proposed rezone fits within the General Plan designation. Director Cardenas reported that the Planning Commission heard the proposal and unanimously recommended approval.

Council Member LeMone asked the applicant if he had considered the alternate plan proposed by Richard Guernsey. The applicant, Andy Larsen, responded that he had been in contact with Mr. Guernsey and they had tried to incorporate his idea into the plan. However, it was not financially feasible. Mr. Guernsey had been made aware of that decision.

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

**ACTION:** Council Member LeMone moved to ADOPT Ordinance 2018-9 to rezone 5.063 acres of land from R1-20 (Single-Family Residential) Zone to R1-12 (Single-Family Residential) Zone on property located at approximately 900 East 510 North; and providing for an effective date. Council Member Jensen seconded the motion. A public hearing was held. A voice vote was taken with Council Members Andersen, Jensen, LeMone, Walker, and Williams voting “Aye”. The motion carried unanimously.

**C) PUBLIC HEARING TO RECEIVE COMMENTS ON THE PROPOSED PLEASANT GROVE CITY FISCAL YEAR 2017/2018 BUDGET AMENDMENT TO REFLECT ACTUAL AND ANTICIPATED EXPENDITURES FOR THE PURCHASE OF SIX (6) LIFEGUARD CHAIRS, IN THE AMOUNT OF \$10,809, WITH THE FUNDING SOURCE BEING SWIMMING POOL FUND BALANCE, AND FOR THE PURCHASE OF A DUMP TRUCK WITH SNOWPLOW, IN THE AMOUNT OF \$54,077, WITH THE FUNDING SOURCE BEING CEMETERY FUND BALANCE. *Presenter: Director Giles.***

Director Giles explained that a portion of the capital projects discussion this year included funding for both of the items listed above. Staff thought it was a good opportunity to take those funds out of the fund balances for the two accounts. The four existing lifeguard chairs at the pool are in poor condition, and it had become a safety issue for the pool staff. They would like to purchase six new chairs. With regard to the dump truck, Director Giles explained that the cemetery is currently using a 1994 truck. It has low mileage, but the short daily trips are strenuous. The City had put a lot of money into maintaining the vehicle.

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

**D) PUBLIC HEARING TO RECEIVE COMMENTS ON THE PROPOSED PLEASANT GROVE FISCAL YEAR 2017/2018 BUDGET AMENDMENT TO REFLECT ACTUAL AND ANTICIPATED EXPENDITURES BY REALLOCATING MONEY FROM THE 1100 NORTH STORM DRAIN PROJECT INTO THE MURDOCK DRIVE STORM DRAIN PROJECT. *Presenter: Director Beaumont.***

Director Beaumont explained that the 1100 North project was delayed because of the 100 East project. Staff had also worked with the developer of a project on 500 East who put in storm drain improvements. Additional improvements were made at that time. Because those improvements were made by the developer, the 1100 North Project budget had more money than necessary. Staff was proposing to move some of the funds to the Murdock Drive Project Fund. Director Beaumont stated that they would be requesting \$160,000 rather than the \$175,000 reflected in the staff report.

Mayor Fugal opened the public hearing.

Christy Belt asked if they would still have enough money for 1100 North when the project moves forward.

Director Beaumont explained that the original cost estimate was based on a concept of what needs to be done to the road. With some of the work being done by the aforementioned developer and an actual preliminary design for the road, the budget was now more than needed to complete 1100 North.

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

**10) ACTION ITEMS READY FOR VOTE**

- A) TO CONSIDER FOR ADOPTION A RESOLUTION (2018-015) ADJUSTING AND AMENDING THE REVENUES AND EXPENDITURES OF THE 2017/2018 FISCAL YEAR FOR THE PURCHASE OF SIX (6) LIFEGUARD CHAIRS, IN THE AMOUNT OF \$10,809, WITH THE FUNDING SOURCE BEING SWIMMING POOL FUND BALANCE AND PROVIDING FOR AN EFFECTIVE DATE. *Presenter: Director Giles.***

**ACTION:** Council Member LeMone moved to adopt Resolution 2018-015 adjusting and amending the revenues and expenditures of the 2017/2018 Fiscal year for the purchase of Six (6) Lifeguard Chairs, in the amount of \$10,809, with the funding source being Swimming Pool Fund Balance; and providing for an effective date. Council Member Andersen seconded the motion. A voice vote was taken with Council Members Andersen, Jensen, LeMone, Walker, and Williams voting “Aye”. The motion carried unanimously.

- B) TO CONSIDER FOR ADOPTION A RESOLUTION (2018-016) ADJUSTING AND AMENDING THE REVENUES AND EXPENDITURES OF THE 2017-2018 FISCAL YEAR FOR THE PURCHASE OF A DUMP TRUCK WITH SNOWPLOW, IN THE AMOUNT OF \$54,077, WITH THE FUNDING SOURCE BEING CEMETERY FUND BALANCE AND PROVIDING FOR AN EFFECTIVE DATE. *Presenter: Director Giles.***

**ACTION:** Council Member Williams moved to adopt Resolution 2018-016 adjusting and amending the revenues and expenditures of the 2017/2018 Fiscal Year for the purchase of a Dump Truck with Snowplow, in the amount of \$54,077, with the funding source being Cemetery Fund Balance; and providing for an effective date. Council Member Andersen seconded the motion. A voice vote was taken with Council Members Andersen, Jensen, LeMone, Walker, and Williams voting “Aye”. The motion carried unanimously.

- C) TO CONSIDER FOR ADOPTION A RESOLUTION (2018-017) TO REFLECT ACTUAL AND ANTICIPATED EXPENDITURES BY REALLOCATING MONEY FROM THE 1100 NORTH STORM DRAIN PROJECT INTO THE MURDOCK DRIVE STORM DRAIN PROJECT IN THE AMOUNT OF \$175,000; AND PROVIDING FOR AN EFFECTIVE DATE. *Presenter: Director Beaumont.***

**ACTION:** Council Member LeMone moved to adopt Resolution 2018-017 to reflect actual and anticipated expenditures by reallocating money from the 1100 North Storm Drain Project into the Murdock Drive Storm Drain Project in the amount of \$160,000; and providing for an effective

date. Council Member Williams seconded the motion. A voice vote was taken with Council Members Andersen, Jensen, LeMone, Walker, and Williams voting “Aye”. The motion carried unanimously.

**D) TO CONSIDER AWARDING THE MURDOCK DRIVE STREET AND UTILITY IMPROVEMENT PROJECT BID TO NOLAN AND SON CONSTRUCTION IN THE AMOUNT OF \$872,465 WHICH INCLUDES THE BASE BID OF \$704,719, ADDITIVE ALTERNATE #2 OF \$167,746 AND RECOMMENDED APPROVING AN ADDITIONAL \$50,000 FOR THE PROJECT FOR UNKNOWN CONDITIONS AND FIELD CHANGES THAT MAY ARISE DURING CONSTRUCTION. AUTHORIZE THE MAYOR TO SIGN THE NOTICE OF AWARD AND AUTHORIZE THE MAYOR TO SIGN THE AGREEMENT AND NOTICE TO PROCEED UPON RECEIPT AND APPROVAL OF FINAL CONTRACT DOCUMENTS. *Presenter: Director Beaumont.***

Director Beaumont explained that the Murdock Drive Street and Utility Improvement Project was part of the three-year road plan, and one that they’ve wanted to start for some time. The project was a combination of a water line, storm drain, and street overlay project, and it would extend from 1100 North to 500 North.

**ACTION:** Council Member Andersen moved to award the Murdock Drive Street and Utility Improvement Project bid to Nolan and Son Construction in the amount of \$872,465, which includes the base bid of \$704,719, additive Alternate #2 of \$167,746, recommend approval of an additional \$50,000 for the project for unknown conditions and field changes that may arise during construction, authorize the Mayor to sign the notice of award, and authorize the Mayor to sign the Agreement and Notice to Proceed upon receipt and approval of final contract documents. Council Member Williams seconded the motion. The motion carried with the unanimous consent of the Council.

**E) TO CONSIDER FOR APPROVAL A FINAL SUBDIVISION PLAT CALLED WESTWOOD ESTATES PLAT “C” THAT INCLUDES 12 RESIDENTIAL LOTS, ON PROPERTY LOCATED AT APPROXIMATELY 900 EAST 510 NORTH. (Grove Creek Neighborhood) (Artisan Construction, Applicant) *Presenter: Director Cardenas.***

Director Cardenas explained that a rezone for the subject property was approved earlier in the meeting. The applicant was now proposing to create a 12-lot subdivision plat, which would be a continuation of the adjacent subdivision. All of the proposed lots meet or exceed the minimum lot size of 12,000 square feet, with the exception of Lot 17. Utilizing Lot Size Averaging, the application was determined to meet the Code requirements. Director Cardenas presented the proposed vicinity plan and explained that the developer will be installing a half street, since the neighboring property owner was not willing to participate in the development. The street will be 50 feet wide, including curb, gutter, and sidewalk on the north side. When the neighboring property owner decides to develop their property, they will be responsible for finishing the other half of the roadway. Director Cardenas noted that the lots have staggered setbacks, which are



allowed in the Code. This information will be recorded on the plat. Additionally, the plat will show that some of the neighboring properties have animal rights.

The City Council had a brief discussion about which properties and zones have animal rights. It was noted that other properties in the City may have animal rights because they are legally non-conforming.

Council Member Andersen asked if the proposed vicinity plan allowed for the neighboring property owners to develop more than one lot in the future. Director Cardenas responded that they would be able to develop three lots. He reported that the owner of the property participated in the public hearing during the Planning Commission Meeting and expressed a desire to have her access remain open.

Director Cardenas stated that Richard Guernsey, a resident, proposed another idea for developing the land. He provided copies of that plan to the Planning Commission. The applicant requested that his proposed plan be pushed forward, and since the proposal meets all code requirements and standards, there was no reason to hold it back. Staff and the Planning Commission recommended approval.

**ACTION:** Council Member Jensen moved to approve a final subdivision plat called Westwood Estates Plat “C” that includes 12 residential lots, on property located at approximately 900 East 510 North. Council Member Andersen seconded the motion. The motion carried with the unanimous consent of the Council.

**F) TO CONSIDER FOR APPROVAL A THREE-LOT FINAL SUBDIVISION PLAT CALLED VALLEY GROVE BUSINESS PARK PLAT “E” ON PROPERTY LOCATED AT APPROXIMATELY 1977 WEST PLEASANT GROVE BOULEVARD IN THE INTERCHANGE SUBDISTRICT OF THE GROVE ZONE. (SAM WHITE’S LANE) (VALLEY GROVE II, LLC, APPLICANT) *Presenter: Director Cardenas.***

Director Cardenas presented the final subdivision plat for Valley Grove Business Park Plat “E” and identified which of the three lots will be occupied by R&R BBQ. The plat will contain Lots 16, 17, and 18. The remainder of the parcel was about 7.3 acres in size. The Planning Commission reviewed the application and unanimously voted for a positive recommendation.

**ACTION:** Council Member Williams moved to APPROVE a three-lot final subdivision plat called Valley Grove Business Park Plat “E” on property located at approximately 1977 West Pleasant Grove Boulevard in the Interchange Subdistrict of The Grove Zone. Council Member Jensen seconded the motion. The motion carried with the unanimous consent of the Council.

**G) TO CONSIDER FOR APPROVAL A ONE-LOT PRELIMINARY SUBDIVISION PLAT CALLED VALLEY GROVE BUSINESS PARK PLAT “F” ON PROPERTY LOCATED AT APPROXIMATELY 1064 SOUTH NORTH COUNTY BOULEVARD IN THE INTERCHANGE SUBDISTRICT OF THE GROVE ZONE.**

**(SAM WHITE'S LANE NEIGHBORHOOD) (Valley Grove II, LLC, Applicant)**  
*Presenter: Director Cardenas.*

Director Cardenas presented the subdivision plat for Valley Grove Business Park Plat "F", which would create one lot of about 2.5 acres.

Council Member Williams asked about a small parcel shown on the map. Director Beaumont explained that the boundary of Pleasant Grove and Lindon bisect the property.

**ACTION:** Council Member Walker moved to APPROVE a one-lot preliminary subdivision plat called Valley Grove Business Park Plat "F" on property located at approximately 1064 South North County Boulevard in the Interchange Subdistrict of The Grove Zone. Council Member Williams seconded the motion. The motion carried with the unanimous consent of the Council.

**H) TO CONSIDER FOR APPROVAL A 40-LOT CONDOMINIUM PLAT CALLED SOMERSET COURT PLAT "A" ON PROPERTY LOCATED AT APPROXIMATELY 400 WEST 400 NORTH IN THE TRANSITIONAL SUBDISTRICT OF THE DOWNTOWN VILLAGE ZONE. (LITTLE DENMARK NEIGHBORHOOD) (Lee Conant, Applicant) *Presenter: Director Cardenas.***

Director Cardenas explained that the subject property was recently rezoned from the Commercial Subdistrict to the Transitional Subdistrict, which lowered the allowed density. The applicant had already subdivided the commercial lot, which contained Costume Craze. The remainder of the property was ready for residential development. This application was heard by the Planning Commission who recommended approval. Director Cardenas presented the condominium plat and reported that the request was previously reviewed by the Design Review Board.

Director Cardenas addressed the termination of 200 North and explained that the City normally requires a cul-de-sac to finish off a road, however, that would have a significant impact on the commercial development and to the developer of the neighborhood. Staff worked with the developer to create a hammerhead design as an alternative plan to finish the road.

In response to a question raised about why the subdivision did not connect to the existing stem road, it was explained that the stem road was a flag stem and only three homes were allowed to access it. The developer was to install an eight-foot concrete wall at the end of the stem road.

Council Member Andersen asked if the residents were agreeable to an eight-foot concrete wall. Director Cardenas said that they could work with the developer to reduce the height if they wish.

Director Beaumont commented that the proposed condominium development was similar to Pemberley and Rockwell, so this was not a new concept to the City. With regard to 200 North, he stated that the current ordinance does not allow them to permanently terminate a road with anything other than a cul-de-sac. He wanted to make it clear that approval of the application includes the approval of the hammerhead dead end.

Council Member Andersen asked if the Police and Fire Departments were agreeable to the hammerhead design. Fire Chief, Dave Thomas, reported that it would be acceptable as long as it meets current turnaround standards.

**ACTION:** Council Member Jensen moved to APPROVE a 40-lot condominium plat called Somerset Court Plat “A” on property located at approximately 400 West 400 North in the Transitional Subdistrict of the Downtown Village Zone. Council Member Andersen seconded the motion. The motion carried with the unanimous consent of the Council.

- D) TO CONSIDER FOR ADOPTION A RESOLUTION (2018-018) AUTHORIZING THE MAYOR TO SIGN AN AMENDED AGREEMENT WITH BIG D CONSTRUCTION REGARDING THE PUBLIC SAFETY BUILDING CONSTRUCTION BY ESTABLISHING THE GUARANTEED MAXIMUM PRICE AND THE SCHEDULE OF CONSTRUCTION AND PROVIDING FOR AN EFFECTIVE DATE. *Presenter: Administrator Darrington.***

Administrator Darrington reported that the above item was discussed during the Work Session. The guaranteed maximum price in the report was \$11,953,670, and the scheduled completion date was March 8, 2019. The Fire Station would be completed in early December.

**ACTION:** Council Member Jensen moved to ADOPT Resolution 2018-018 authorizing the Mayor to sign an amended agreement with Big D Construction regarding the Public Safety Building construction by establishing the guaranteed maximum price and the schedule of construction; and providing for an effective date. Council Member Walker seconded the motion. A voice vote was taken with Council Members Andersen, Jensen, LeMone, Walker, and Williams voting “Aye”. The motion carried unanimously.

- J) TO CONSIDER FOR ADOPTION A RESOLUTION (2018-019) AUTHORIZING THE MAYOR TO DECLARE A 2005 INTERNATIONAL AQUATECH VAC TRUCK AS SURPLUS AND DIRECTS THAT IT BE DISPOSED OF ACCORDING TO THE CITY’S POLICY FOR DISPOSING OF SURPLUS PROPERTY; AND PROVIDING FOR AN EFFECTIVE DATE. *Presenter: Director Beaumont.***

Director Beaumont explained that one of the most important pieces of equipment used by the Public Works Department is the Vac Truck. It is a 2005 model and is heavily used. It was time to surplus this equipment and make room for the new Vac Truck coming in June.

**ACTION:** Council Member Williams moved to ADOPT Resolution 2018-019 authorizing the Mayor to declare a 2005 International Aquatech Vac Truck as surplus and direct that it be disposed of according to the City’s policy for disposing of surplus property; and providing for an effective date. Council Member Andersen seconded the motion. A voice vote was taken with Council Members Andersen, Jensen, LeMone, Walker, and Williams voting “Aye”. The motion carried unanimously.

**11) ITEMS FOR DISCUSSION**

## **A. FY 19 BUDGET DISCUSSION:**

Administrator Darrington reported that the last item on the Work Session agenda was the FY19 Budget. Finance Director, Denise Roy, gave an overview of the General Fund and reported that the City could expect \$451,000 in new revenue. She gave a brief breakdown of where that revenue will come from. The City will also begin charging an administration fee to the enterprise funds. The document also showed a breakdown of how those funds will be spent. The largest portion will go toward personnel and benefits. Staff was proposing to hire a full-time custodian, a full-time dispatcher, and move a part-time Library employee to full-time.

In response to a question from Council Member Jensen, Administrator Darrington explained that each department provided supplemental information on both operational and capital projects they need. He noted that he and Director Roy speak with each department head about their priorities. From those lists, they determine what needs to be included in the upcoming budget.

Director Roy continued to present the budget document and briefly addressed operational adjustments and a proposed increase to the Cultural Arts budget. She indicated that they will discuss revenue and expenses and utility rates in more detail at the April 10, 2018 meeting. She noted that the \$475,000 figure at the bottom of the page was the audited revenue over expenditures from FY 2017.

Council Member Jensen asked if staff had considered any alternative options for the Recreation Center furniture. He thought it would be more beneficial to put more tables and chairs rather than couches. Director Giles stated that the furniture that is there is heavily used and should be replaced, and they had considered getting foosball tables or something of that nature.

Administrator Darrington noted that the calculations shown were for new furniture. If the City Council wants something else, the numbers would have to be recalculated. Council Member Williams liked the idea of a foosball table. Council Member Jensen suggested more durable hard stools or metal tables and chairs be purchased. The City Council agreed.

Director Roy next addressed other budget requests made by various departments, including new laptops for the Library. There was discussion about why the Library requested laptops instead of desktop computers. Staff would speak with the Library board about their intentions.

Administrator Darrington asked the City Council to review the lists provided in Dropbox and email staff with any other items they would like to be considered. The next meeting was scheduled for April 10, 2018. The Council was to adopt a tentative budget in May.

## **12) REVIEW AND DISCUSSION ON THE APRIL 10, 2018 CITY COUNCIL MEETING AGENDA**

The aforementioned meeting agenda was briefly reviewed and discussed. Administrator Darrington noted that the April 10<sup>th</sup> and 17<sup>th</sup> meetings will be held in the multi-purpose room of the Recreation Center.

Council Member LeMone initiated a discussion regarding the work session. She felt that detailed discussions should be held during the regular meeting, because residents may not be able to attend all of the work sessions. She emphasized the importance of transparency.

Administrator Darrington stated that in that past they held Work Sessions every other week, opposite of Regular Meetings. There was also a time when they also held four Regular City Council Meetings per month, and no Work Sessions. The purpose of the Work Session is to have conversations that may or may not pertain to what is on the agenda for action.

Mayor Fugal commented that there is no public input during a work session. Holding the Work Session directly before a Regular Meeting allows the public to ask questions on the same night. In the past the residents had to wait one entire week to make comment.

Council Member Jensen commented that the Work Session also provides the opportunity to work through issues or get answers to questions so that the regular session flows more smoothly. He stated that there are other avenues through which the Council could answer citizen questions.

Council Member LeMone stressed the importance of the public seeing the Council work through problems during Regular Meetings because that was what they are present to see. She did not want to go into too much detail during the Work Session.

Council Member Andersen suggested that the Council look at the agenda beforehand and decide what items need to be discussed during the Regular Session and advertise that to the public. Administrator Darrington agreed.

Council Member Anderson liked the Work Session because there are items she wanted to discuss without having to take action.

Council Member Jensen was not concerned about transparency because the Work Session is a public meeting and it is streamed and recorded.

Administrator Darrington suggested clarifying what items are to be discussed during which meeting and making sure the public is aware.

### **13) STAFF BUSINESS:**

Director Giles reported that the Downtown Park would be closed for a few weeks so that they could install the new irrigation system. An announcement had already been made on social media.

Chief Thomas reported that the Fire Department was able to fill two full-time positions that had been vacant for several months. Both of the new employees were in their second week of orientation. Sergeant Nielson indicated that they also have two new full-time employees and are still seeking a third.

Director Beaumont stated that they have a New Administrative Office Assistant who started work the day before. A New City Engineer will also be coming on board in two weeks. He updated the

Council on the 100 East project and stated that they should see cones going up soon. They would have six crews working on the project.

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

Council Member LeMone was informed by the Strawberry Days Committee that someone guaranteed the parade route. She asked Director Beaumont if that was true. He reported that he had not yet received a commitment from the contractor on that. Council Member LeMone stated that the Strawberry Days booklet will be going out in two weeks and needs to include the parade route and the event locations. Director Beaumont suggested that the City decide what they need and tell the contractor to have those areas cleared by the time Strawberry Days opens.

Director Cardenas reported that Community Development also has a new employee named Kelly Evans. She would be starting in a few weeks.

Mayor Fugal reported that they will be recognizing Drew Armstrong at the next meeting. He wanted to recognize Jennifer Baptista at that time as well. Director Cardenas had spoken to Ms. Baptista and she opted to skip the recognition. Administrator Darrington indicated that they will send her a plaque.

Council Member Andersen reported on the organization of Strawberry Days, a ribbon cutting she had attended, and a tour she took of Evermore Gardens.

Council Member Williams reported on an event from the previous evening that recognized Keith “Gunny” Renstrom, a 97-year-old WWII veteran. Mr. Renstrom spent the past 10 days being recognized in Iwo Jima, Saipan, and Guam. Council Member Williams spoke of Mr. Renstrom’s character and the importance of recognizing those who have served.

Council Member LeMone added that Mr. Renstrom could remember incredible details from the war, which just goes to show how much war can affect a person. She reported that the Follow the Flag premier will take place this Friday at Pleasant Grove High School. Admission was free for veterans and their families and \$5 for everyone else. Donations would be accepted on the website and at the event.

There was a brief discussion about utilizing the dirt hills around the Grove Creek parking lot since participants will need a place to sit. Director Giles stated that portions of the property are owned by Metropolitan Water, North Utah County Conservancy District, and the Forest Service. Staff agreed to contact these agencies.

Council Member Jensen reported that the library elevator was nearly done. He expressed thanks to Daniel Thomas and St. John’s Properties for getting that done. Council Member LeMone stated that the opening will be on April 28<sup>th</sup> from 10:00 a.m. to 4:00 p.m.

Council Member Walker attended the Strawberry Days Meeting and was pleased to report that they have everything under control.

**15) SIGNING OF PLATS**

The following plat was signed:

Valley Grove Plat “F”

**16) REVIEW CALENDAR**

There were no additional calendar items.

**17) ADJOURN**

**ACTION:** Council Member Jensen moved to adjourn. Council Member LeMone seconded the motion. The motion carried with the unanimous consent of the Council.

The meeting adjourned at 8:46 p.m.

The minutes of March 27, 2018 City Council meeting were approved by the City Council on April 17, 2018

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Kathy T. Kresser, City Recorder, MMC

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