

**Pleasant Grove City
City Council Meeting Minutes
Work Session
March 27, 2018
5:00 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.

5:00 P.M. WORK SESSION

A) City Council and Staff Will Review and Discuss Items on the Agenda.

City Administrator, Scott Darrington, reported that were several items on tonight's agenda that will garner public feedback, in particular Item 10—an agreement with Big D Construction regarding the Public Safety Building construction by establishing the Guaranteed Maximum Price and the Schedule of construction. He explained that representatives from Big D Construction and JRCA Architects would be present tonight along with Dave Holdaway from the Citizens Committee.

Administrator Darrington presented the Guaranteed Maximum Price (GMP) Executive Summary, which included a spreadsheet breaking down all of the construction costs for the Public Safety Building. Overall construction estimates were \$11,953,670, including a 3.5% contractor fee and a 2.53% contractor's contingency. The total project cost was \$13,756,026. He subsequently reviewed the following funding sources:

General Obligation (G.O.) bond.....	\$9.3 million
Impact Fees.....	\$955,264
Proceeds for Sale of Surplus Property.....	\$500,000
Additional City Funds Potentially Available.....	\$400,000
Confirmed Donations.....	\$1,959,000

Administrator Darrington stated that the current funding gap is \$570,140, and he presented the following revenue sources that could be used to cover that gap:

Capital Project Change.....	\$100,000
General Fund Balance.....	\$130,000
Revenue over Exp '17.....	\$400,000
Interest.....	\$100,000
Carryover.....	\$330,000
Capital Project Change.....	\$50,000
Weather Conditions.....	\$50,000
Donations.....	To Be Determined
Revenue over Exp '18.....	To Be Determined
Total Funding Gap.....	\$140,140

The funding did not cover the following alternate items:

Security Fence.....	\$45,645
West Access for Fire Trucks.....	\$84,585
Park Restroom.....	\$80,762
Total Alternate Items.....	\$210,992

Council Member Jensen asked if any of the City’s “rainy day” funds could go toward paying for the alternate items. He was in favor of getting those items covered. Finance Director, Denise Roy, answered affirmatively and explained that the City has \$2.3 million in reserves which amounts to 16.2%. She explained that the lowest they can go is 5% of reserves. Administrator Darrington stated that there are a couple of ways the City can cover the funding gap without drawing from the General Fund balance. For example, he suggested taking funds from next year’s capital money. However, if they do this, there will be needs in other departments that will be delayed.

Council Member LeMone asked if 5% in reserves is required by State law. Director Roy answered affirmatively. Administrator Darrington added that when the City experienced an economic downturn in 2010 and 2011, the General Fund balance helped get them through those difficult years. He was of the opinion that “rainy day” funds should be used for these types of emergencies only. Committing that money to the Public Safety Building should be a last resort. He commented that a decision need not be made tonight; however, this will be a policy decision that needs to be made by the Council.

There was further deliberation on the alternate bid items. Council Member LeMone was concerned about the west access and was nervous about having a playground adjacent to where truck traffic to and from the station will occur. She questioned how this could be addressed. Administrator Darrington stated that the playground does not have to go there and could be relocated elsewhere

in the park. Council Member LeMone did not want to approve the west access alternate bid item until a plan is in place for the playground.

Administrator Darrington mentioned that there is a detention basin going in that will be landscaped to create additional green space. There was further discussion on the safety issues of having a playground area next to the west access. Administrator Darrington suggested the Council allow staff to include the security fence and restroom in the budget. He noted that a meeting with the Owner's Committee is scheduled this week, at which time they will review the west access.

Fire Chief, Dave Thomas, discussed traffic issues in the morning, and stated that they want to be able to come in from the west side without exacerbating the traffic situation. He remarked that it is a matter of safety for them too. Council Member LeMone acknowledged the concerns of the Fire Department and reiterated that the needs of children and families at the park also need to be addressed. Administrator Darrington suggested installing a fence as a barrier between the park and the west access point. Council Member LeMone supported the idea. Mayor Fugal stated that the City needs to include all of the alternate items in the bid.

Project Manager, Clint Fackrell from Big D Construction discussed the construction schedule. Mr. Fackrell reported that they began construction in early January of this year. They are pushing for final completion by March 8, 2019. Currently, they are ahead of schedule. Their priorities for the project were to (1) finish on time; and (2) construct the type of building desired by the City.

B) Discussion on Rezone of Downtown Village Zone and Transitional Zone.

Community Development Director, Daniel Cardenas, explained that the Downtown Village Zone (DV Zone) is broken down into the Commercial and Transitional sub-districts. He displayed maps depicting the land use designation and zoning in the area. He explained that the DV Zone has three different land use designations which were identified as Medium Density Residential, Mixed Use, and High Density Residential. These designations are likely included to accommodate further expansion into a specific area he identified on one of the maps. He described the densities that have been approved to this point and the different uses intended for the zone based on the City's General Plan.

Council Member Andersen inquired as to why a transitional zone is needed. Director Cardenas stated that in reality, one is not needed. They are, however, helpful buffers between multi and single-family housing zones. Council Member Williams asked when the current Transitional zone was put in place. Director Cardenas explained that the General Plan was updated in 2011. He believed the current Transitional zone was implemented into the General Plan at that time. He also mentioned the Pleasant Grove 2020 Plan and explained that the City has followed that plan closely. The consultant who assisted in preparing the Pleasant Grove 2020 Plan discussed the importance of having buffer zones and the City sought to adhere to that suggestion. Council Member Andersen noted that she lives in downtown Pleasant Grove and she questioned whether the Transitional zone still fits in the area.

Council Member LeMone expressed similar concerns as Council Member Andersen. She did not object to the housing component but wanted to further discuss commercial uses in the Transitional

zone. Director Cardenas briefly discussed the Planning Commission's insight on the matter. Council Member LeMone was concerned that there might be some disconnect between the two bodies on the issue. Administrator Darrington explained that the Planning Commission is a recommending body, whereas the Council makes policy decisions. After subsequent discussion, the consensus of the Council was to hold a Joint Work Session with the Planning Commission to discuss these issues.

C) Discussion on the FY 19 Budget.

Note: The FY19 budget was discussed during regular City Council business.

D) Staff Business.

Note: Staff Business was discussed in the regular City Council meeting.

The Work Session adjourned at 5:57 p.m.

The minutes of March 6, 2018 City Council Work Session meeting were approved by the City Council on April 17, 2018

Kathy T. Kresser, City Recorder, MMC

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