

**Pleasant Grove City
City Council Meeting Minutes
Work Session
July 17, 2018
5:00 p.m.**

Mayor: Guy L. Fugal

Council Members:

Dianna Andersen
Eric Jensen
Cyd LeMone (via telephone)
Lynn Walker
Todd Williams

Staff Present:

Scott Darrington, City Administrator
Denise Roy, Finance Director
Deon Giles, Parks and Recreation Director
Mike Smith, Police Chief
Kathy Kresser, City Recorder
Daniel Cardenas, Community Development Director
Dave Thomas, Fire Chief
Tina Petersen, City Attorney
Sheri Britsch, Library Director
Marty Beaumont, Public Works Director
Kyler Ludwig, Assistant to the City Administrator

The City Council and staff met in the Library, Main Level, at 30 E Center Street.

5:00 P.M. WORK SESSION

a) Recognition of June Purdie, Dave Houston and Mike Green for their Many Years of Service to Pleasant Grove City.

City Administrator, Scott Darrington, reported that the City Council expressed a desire to recognize City employees who are retiring, although each department will have a separate function to honor these individuals and their families. Tonight, they would recognize June Purdie, Customer Service Person in Administration; Dave Houston, Building Official in the Community Development Department; and Mike Green, from the Water Division of the Public Works Department.

City Recorder, Kathy Kresser, introduced June Purdie who began working part-time for the City in 1997 answering phones, doing birthday celebrations, and other duties as assigned. She moved to a full-time position in 1999 and added ambulance billing to her list of duties. Since then she

has also been responsible for the newsletter and utility payments. Ms. Purdie would be retiring on July 31. Mrs. Purdie commented that she had appreciated her time here. Mayor Fugal and the Council thanked Mrs. Purdie for her work and presented her with a certificate.

Community Development Director, Daniel Cardenas, introduced Dave Houston and stated that it had been a privilege to work with him. Mr. Houston was married with three sons and had a love for fishing. He was also the initiator of the Department Breakfast that takes place about every two weeks. Director Cardenas noted that most of the department was present to support Mr. Houston tonight, who had been serving the City for the last 20 years. Mayor Fugal and the Council thanked Mr. Houston and presented him with a certificate.

Public Works Director, Marty Beaumont, introduced Mike Green who had been one of the “go-to guys” in the department for many years. He was always reliable and willing to serve. Mr. Green and his wife would be moving to the Salina area. Mr. Green took a moment to speak of his future plans. Mayor Fugal and the Council thanked Mr. Green and presented him with a certificate.

b) Update on Public Safety Buildings by Owner’s Committee.

Administrator Darrington asked Big D Construction to provide an update on the Public Safety Buildings and their timeline for completion. The Project Manager reported that construction was on schedule and they were under budget thus far. They expected to open the Fire Station mid-December and the Police Station in March. Mayor Fugal asked when they would start laying the brick and was informed that it was unloaded earlier in the day. If they do not start laying brick tomorrow, they would be by Friday at the latest.

Administrator Darrington invited Dave Holdaway, the City’s “citizen at large”, to share his feelings about the project. Mr. Holdaway felt that the project was going quite well, particularly in terms of the budget. Considering the ongoing pressures of increasing construction costs, Big D Construction was doing an excellent job of keeping the budget under control. He thought that the building design was a good combination of functionality and aesthetics and it would end up being a focal point in the community. He hoped they could continue to move forward and stay on schedule.

Administrator Darrington presented a slide showing the budget for the project. He first identified the available project funds from the bond, impact fees, proceeds from the sale of surplus property, and donations. He noted that if the surplus property was not sold within the next six months, they would transfer money from the reserves into this Project Fund and put that money back into reserves once the property sells. The property in question was initially purchased with public safety impact fees, so the money needs to be used for this building. There was also funds from interest, the General Fund Balance, and two capital projects that either came in under budget or were abandoned completely. With regard to donations, Administrator Darrington stated that they received just under \$2 million and he provided a breakdown of donor brackets. The total project funding available was \$13,783,000.

Administrator Darrington addressed the expenses of the project, including relocation costs for Fire and Community Development, demolition costs, construction costs, general conditions, and

insurance/allowances/contractor fees/contingency. He noted that there had been a few change orders to the project already, and those were things that the City Council had deemed important enough to do upfront rather than as an addition later. The change orders included restrooms attached to the building, security fencing around the parking area, an additional west access road for the fire station, and audio/visual equipment for the City Council chambers.

Administrator Darrington reported that they would be roughly \$500,000 short with all of the soft costs added in. Potential revenue to cover that gap would be the reserve account, taking some capital money from the 2018 budget, or using the money set aside for contingency. The contingency was used to cover change orders they might encounter during construction. They did not know for sure how much money would be left until the project is nearly done. Administrator Darrington recommended using General Fund reserve funds or capital money rather than the contingency at this point.

Council Member Williams requested further updates on the budget as the project gets closer to completion.

Administrator Darrington expressed appreciation for Big D Construction and JRCA for their work on the project. He felt that the process had worked well so far.

Council Member Andersen suggested that they hold a preview ribbon cutting for the donors. Administrator Darrington agreed and stated that they could also invite the Public Safety Building Committee Members to attend.

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

Administrator Darrington briefly reviewed the agenda items, beginning with two presentations. Item 9A was a continued public hearing regarding a potential development on the corner of 1300 West and Pleasant Grove Boulevard. The applicant was requesting to create a new overlay that would accommodate a mixed-use project. He reminded the Council that they would be making a decision on the potential overlay and not the project itself tonight. If the Council was willing to entertain the project, staff would work with the applicant to craft the ordinance language, and there may be a development agreement to tie up any loose ends. If the Council was not interested in the project, the process would stop tonight.

Council Member Williams asked if the property was currently zoned commercial. Administrator Darrington stated that the current zoning was the Commercial Sales Subdistrict of The Grove Zone. This subdistrict allows retail and commercial uses but not residential. He explained that the Planning Commission has been working with the developer for a few months and they had continued the item several times for revisions. They now have a recommendation for the City Council.

Administrator Darrington addressed Item 9B, which was a vicinity plan amendment. The City created the vicinity plan for future development to prevent properties from being landlocked. The applicant was proposing to create an estate lot of roughly six acres in size. As a result, they wished

to change the vicinity plan and remove the proposed road through the property. Director Cardenas would address the road termination issues with the Council during the regular session.

Administrator Darrington addressed Item 10C, which was a proposed agreement between the City and Center State Youth Performers. The organization had been under the umbrella of the City for years, and it was in their best interest to become their own entity. However, there were a few things the City would still be involved in, so they created the proposed agreement.

ACTION: Council Member Jensen moved to adjourn the Work Session. Council Member Williams seconded the motion. The motion carried with unanimous consent of the Council at 5:50 p.m.

The City Council Work Session Minutes of July 17, 2018 were approved by the City Council on August 7, 2018

Kathy T. Kresser, City Recorder, MMC

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