

**Pleasant Grove City Council Meeting Minutes
City Budget and Planning Retreat
February 9, 2018
9:00 a.m.**

Mayor: Guy L. Fugal

Council Members: Dianna Andersen
Eric Jensen
Cyd LeMone
Todd Williams

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

Excused: Council Member Walker

The City Council and staff met at the Fox Hollow Golf Course 1400 North 200 East, American Fork, Utah.

1) Call to Order.

Mayor Fugal called the meeting to order at 9:00 a.m. and noted that Council Members Andersen, Jensen, LeMone and Williams were present. Council Member Walker is excused. Council Member Jensen offered opening remarks.

AGENDA FOR FRIDAY, FEBRUARY 9, 2018

1) OPEN MEETING.

Mayor Fugal shared a brief video presentation.

2) 2017 YEAR IN REVIEW. *Presenter: Administrator Darrington.*

Administrator Darrington reviewed the following 2017 highlights:

- The City approved the Grove Tower site plan and incentive plan with St. John Properties.
- The Library elevator project was started. After several rounds of bids, St. John Properties offered to construct the elevator, thereby saving the City approximately \$100,000.
- The City entered into an agreement with Utah County for the 100 East reconstruction project.
- JRCA Architects was hired for the Public Safety Building Project.
- The Old Recreation Center, the Fire Station and Community Development Buildings were razed.
- The groundbreaking for the Public Safety Building was on December 5th, 2017. The Fire Department was subsequently moved into a new space.
- Vote-by-mail was instituted in conjunction with Utah County.
- The City purchased a home on Locust Avenue.
- The City Council went through a thorough fiscal analysis process when the Citizens Initiative was proposed last fall.
- City Code was amended to allow five-story buildings in the Downtown Village Zone.
- The City received the TAP Award through the liability insurance company.
- The City created a contract with the Strawberry Days Association.
- A site plan for the first hotel in Pleasant Grove was approved.
- The DoTERRA expansion was approved in the later part of 2017.
- The Promenade was rebranded as the Summerbration and has been very successful.

3) **Budget Discussion.**

a. **REVIEW FY 2017 BUDGET OUTCOMES/2018 BUDGET PROJECTIONS.**

Fire Chief, Dave Thomas, provided updates on the Fire Department and shared a video presentation on the Public Safety Building. He reviewed response times based on the time of year, location in the City, day of the week, time of the day, and age group. There were several personnel changes within the department including promotions to captain and lieutenant, as well as the hiring of two new firefighters. The department also recently brought on a new dog that is currently being trained. There were several trainings provided in 2017 including SAR, rescue and hazmat, and medic training for the City's SWAT team. The department received grant funding from FEMA and Fire House subs that went toward valuable lifesaving training and resources. Chief Thomas reviewed budget projections for 2018 and explained that they are currently housed in an old warehouse while the Public Safety Building is under construction. He unveiled plans that the department has to restore a 1933 fire truck, nicknamed "Old Joe". Last, he provided updates on the status of construction for the new facility.

Police Chief, Mike Smith, provided updates on the Police Department (PGPD). He stated that they are still involved with the Crimes Against Children Task Force. Last year their involvement led to the department receiving significant grant funding. He reported on some of the investigations in which they participated as part of this task force and stated that the program plays a vital role in the community. He reviewed legislation that would have impacted the department's dispatch services to the point of closing the PSAP program. He stated that the data used to back

the legislation is flawed. He described how a virtual consolidation program was being implemented to streamline dispatch calls.

Chief Smith reported that PGPD passed all federal audits. In 2017, they received 22,955 calls and were rated the third “Safest City in Utah”. He presented charts depicting the financial benefits the City receives by participating in the Major Crimes Task Force and noted that criminal assets totaled \$354,994, grants were \$178,478, and UCA was \$95,251. The PGPD held several meet and greets to help improve public relations within the community. Other programming successfully executed in 2017 included concealed weapon carrying classes, Honorary Colonels, Citizens Academy, K-9 and school walk-through programs.

Library and Arts Director, Sheri Britsch, presented data showing the number of Library visits per month last year. She stated that the average was 650 patron visits per day. Council Member Williams remarked that the Library is always busy, and they need more computers. Director Britsch agreed but explained that the issue is where to put them. She stated that currently the Library has a computer rotation program to meet the need for public computer access. Director Britsch reported that the Library’s programs in 2017 had 26,000 attendees. She explained that the Library offers programs for all ages and abilities.

Public Works Director, Marty Beaumont, stated that last year was very successful. A new City Engineer was hired who has been working 50 to 60 hours per week to keep up with all of the development taking place in the City. He also reviewed several other personnel changes that occurred in 2017. He reported that they purchased the street lights and installed GPS units that have been used to map all meters in the City. New fees for developers were implemented for inspections and street excavations. Last, an ordinance was passed to require developers to put seal coating on all new roads within the first year of development. These projects will be coordinated with the City’s Seal Coat Contractor, for which the City has a three-year agreement.

Parks and Recreation Director, Deon Giles, reported that last year there were 141 burials in the cemetery. He explained that Dave Thurston, has completed a six-week Master Gardner Program. Parks and Recreation staff members were certified as backhoe operators. Director Giles stated that there was quite a bit of vandalism this year and making repairs has been time consuming for staff. He mentioned one incident in particular and Council Member LeMone asked if security cameras could be installed to address vandalism in the future. Director Giles stated that they have used cameras in the past, but they have not proven to be a successful way of preventing vandalism.

Director Giles continued that this year the Parks and Recreation Department installed a new flooring system in the Recreation Center locker rooms. They purchased a Kaivac machine that helped with maintenance. He stated that 2017 was a successful park season and reviewed several projects done to improve facilities around the City. He noted that there were 17,207 recreation program participants, 12,405 active day pass holders, 24,000 membership admissions, and 111 pool passes issued. They received a \$20,000 recreation grant and \$10,000 for Valley Vista Trail. 3,331 volunteer hours were logged and there were 39 Eagle Scout projects that benefited the City’s Parks and Recreation Department.

Community Development Director, Daniel Cardenas, reported that Pleasant Grove's population in 2017 was 36,392. Their goal is to continue providing a high level of service to the community. Last year the department experienced several personnel changes, including the hiring of a new City Planner, Building Inspector, and Community Development Director. He presented a comparison of numbers for 2017/2016, respectively, as follows:

- Site Plans (10/8)
- Subdivision plats (34/28)
- Rezones (7/6)
- Conditional Use Permits (11/18)
- Variances (2/5)
- Ordinance Amendments (18/12)
- Building Permits (429/616)
- Solar Permits (155/337)
- Inspections Performed (2,323/2,331)

Director Cardenas reported that there were significantly more permits issued for commercial development as opposed to residential development. He stated that the total valuation from building permits in 2017 was \$93 million. In 2016, the valuation from the same source was \$59 million. In response to a question from Council Member Andersen, Administrator Darrington explained that the City's property tax rate was actually increasing rather than decreasing. Director Cardenas subsequently presented a chart depicting the number of permits issued for new dwellings and multi-family units. He reported that in 2017, the commercial space use valuation was \$58 million. He noted that there are currently 1,182 business licenses in the City.

Administrator Darrington presented a chart depicting the number of full-time employees that left the City of Pleasant Grove in 2016 and 2017. He reported that they hired 11 new positions in 2017 and had nine employees leave. Presently, the City has 112 full-time positions, in addition to many part-time and seasonal positions. Last year, there were 4,645 views of the live stream of the City Council Meetings, and 500 views of Planning Commission Meetings. Average views per meeting were around 150 views for City Council Meetings and 30 for Planning Commission Meetings. He reported that the City expanded its online presence in 2017 and gained many new followers on each of its social media pages.

Note: The Council took a short break.

b. FY 2019 KICKOFF.

Finance Director, Denise Roy, reported that she made the CAFR and PAFR available for the Council Members. It was also available to the general public on the City's website. She explained that the General Fund was the most difficult fund to balance. It had a balance of \$2.3 million, which was their balance goal since 2013. She explained that this left the City with an excess of \$475,000. They planned to use \$400,000 on the Public Safety Building, which will leave a remainder of around \$75,000. She stated that they had \$1.6 million in supplemental and anticipated \$360,000 in excess funding by the end of the 2018 budget year. In 2019 they

anticipated \$420,000 from new money, the majority of which will come from sales tax. She explained that other fees had increased but staff did not want to count them for the budget. Administrator Darrington explained they keep the budget number flat because if the City has a good year, they do not want to count one-time revenue.

Director Roy stated that they will need \$241,000 to fund a 2% increase for full and part-time wages, as well as a 10% increase on health insurance. That would leave \$180,000 for any other needs.

Administrator Darrington reported that the City's Reserve Fund Balance is \$2.3 million. State law allows up to 25% of General Fund revenues be placed in this account. The City is currently over 15%. The excess funding will be used for emergencies and finishing the Public Safety Building.

Director Roy stated that budget supplements will be submitted by March 6th, at which time they will be able to move forward with CIP projects with the \$75,000 in funding that is available. In April, the City will look at the utility rates and assess fees that may need to be increased. She subsequently reviewed the timeline for preparing and adopting the preliminary and final budgets. Administrator Darrington mentioned a current legislative proposal to change the budget adoption date to June 30. He also remarked that the \$475,000 they ended with last year was a good number for the City. He credited the department heads for this result. Director Roy reported that comments were made in the 2017 fiscal audit. Administrative staff met with the department heads to address those issues.

Administrator Darrington indicated that they plan to meet with the business community next week in three separate meetings, which will be held at Stonegate. There will also be a mailer going out with an invitation to an Open House on February 21 at the Recreation Center.

4) ITEMS TO DISCUSS. *Presenters: Administrator Darrington, Mayor Fugal, Director Giles.*

a. ROAD FEE.

Director Beaumont discussed the City's three-year road plan. He explained that next year the 100 East project will impact other projects such as the 300 East water line replacement project. Therefore, staff decided to work on Murdock Drive in place of the water line replacement. He stated that the 1100 North project is currently a hot topic and explained that the work has to be done when school is out. Discussions were ongoing with regard to specifics of the projects. He stated that everything that was projected on the three-year road plan was either moving forward or completed.

Administrator Darrington asked Director Beaumont to explain the project on 1300 West. Director Beaumont stated that they now have designs and explained that they plan on widening the road and improving areas that are especially worn down. He remarked that the road will be much more functional after the project is completed.

b. PUBLIC SAFETY BUILDING.

Administrator Darrington explained that the Public Safety Building was bid out in two phases. The first phase bidding was done, and work had begun. The second phase bidding was done recently, and they have run into problems because the bids came in higher than expected. The electrical came in \$400,000 more than expected. He assured the Council that they did not need to worry. Staff was working to value engineer the project to bring the costs down and the new estimates were \$200,000 over the original estimates. He stated that they will settle quickly on a guaranteed maximum price and a timeline. He noted that the City was carrying \$580,000 in contingency money that had earned some interest.

Mayor Fugal was impressed with Big D Construction. He commented that they had made compromises to build a good project and remarked that the biggest eyesore in the area is the power poles. Administrator Darrington explained that in addition to addressing this issue, they also added bathrooms back into the project, which also was not in budget. Mayor Fugal thanked the Police and Fire Chiefs for studying the plans to ensure that they meet public safety needs.

Council Member Andersen asked how construction will impact Strawberry Days. Administrator Darrington stated that they will shut down construction during Strawberry Days and the area will be fenced off. They will also be working with the Strawberry Days Association to make sure that the event will not be impacted. Council Member Andersen asked if this would add additional expenses since 100 East will be under construction. Administrator Darrington replied that 100 East was not used as an access point. Director Beaumont said the developer was aware of the construction on 100 East and will make the necessary adjustments. Police Chief, Mike Smith, stated that they will also work with the Strawberry Days Association to determine which roads to shut down during Strawberry Days.

c. MASTER PLAN OF PIPE PLANT PROPERTY.

Administrator Darrington explained that the City initially purchased the Pipe Plant property to deal with storm drain issues. They did not need all 40 acres, but the City Council thought the property could have other uses. It was noted that the property is part of a 20-year bond. Administrator Darrington stated that the next big project will be moving Public Works to the property.

Director Beaumont described the plans for the property and reviewed how the acreage will be divided for each use within the Public Works Department. The amounts were described as follows:

- Cemetery: 7.9 acres
- Public Works: 9 to 9.5 acres
- The detention basin: 7.2 acres
- The remaining property: 11.7 acres

Administrator Darrington stated that one of the options for the remaining space was parks. Council Member Williams commented that the cemetery will work better on 100 West than 400 North. He asked if the family on that property would agree to swap land. Parks and Recreation Director, Deon Giles stated that all of their new sales will be at the new cemetery shop. Director Beaumont

commented that the park space will potentially have a second access to the Public Works Building. This could also potentially be park space until it is needed for another purpose.

Council Member Williams asked if there will be pickleball courts. Administrator Darrington commented that pickleball courts could work within the tennis courts. Council Member LeMone stated that those courts will not be difficult to accommodate. Council Member Williams mentioned that the public was also asking for soccer fields. Director Beaumont also confirmed that there will be restrooms.

Council Member Andersen asked if the fields will be submerged. Director Beaumont stated that there will be no detention on the soccer fields. They plan to use the detention basin with secondary water needs. The City currently has water that does not have a way to get into the system. The basin would be 13 to 14 feet deep and enclosed behind fences.

Council Member Andersen asked if the house on the corner of 4th and 6th is going to sell. Director Beaumont responded that the property owners had not offered to sell the home. Council Member Andersen asked who will be paying back the public storm drain. Director Roy noted that the cemetery pays \$75,000 annually towards the storm drain.

Administrator Darrington stated that they need to determine the cost to build the New Public Works Building. He indicated that they would not need to borrow money for the project because they had property to sell. Staff was not sure about the timeline for the project but stated that the soccer fields and amenities will cost over \$1 million. Director Giles indicated that they will have to grow grass. Administrator Darrington suggested the City encourage people to purchase plots in the old section first.

Director Beaumont remarked that the storm drain has a lot of needs and will be an expensive infrastructure project. They want to build a pipe to Utah Lake which is estimated to cost around \$3 million. They could potentially sell 13 lots to raise money for the Storm Drain Fund and stressed the need for addressing this system.

Administrator Darrington reported that they will most likely be bonding to construct the pipe to Utah Lake. Council Member Andersen asked if there was a deadline for the pipe project. Director Beaumont indicated that pieces of the pipe were being developed by DoTERRA as they develop their property. DoTERRA indicated a willingness to work with the City on the matter.

There was discussion on what to do with the remaining Pipe Plant Property. Council Member LeMone stated that this was their last opportunity for open space in the City. Council Member Williams indicated that the long-term plan to build fields will be a much better plan. He asked if there were fees associated with the use of the fields. Council Member LeMone commented that they could conservatively earn \$25,000 to \$35,000 per tournament. Council Member Williams' preference was for the property to be a revenue source. Council Member Andersen stated that they need to discuss if this would be a City field or a club field. Administrator Darrington indicated that the City had been approached by several soccer groups. When the City decides on the fields they can work with groups to help with funding. Council Member LeMone commented that the

groups had worked with other cities successfully and Pleasant Grove should model their plan after them to have public and private use. Council Member Andersen informed the Council that the youth soccer leagues include a designation in their registration fees for new field development. Council Member Williams said those groups ask for 80% use of the field. Council Member Andersen commented that other sports like Rugby and Lacrosse also compete for fields. Council Member Williams stated that these groups will help them build faster and offset some of the costs. Council Member Andersen wanted to see numbers on how much revenue could be generated from development versus sports fields.

Administrator Darrington summarized the discussion that had taken place to this point. Director Giles explained that they need to be cautious and make sure the public gets field time first. Council Member LeMone remarked that the first priority would be to the residents and they will have to develop it themselves if the organizations do not agree. The Council discussed adding this item to a future agenda so that the public is aware that they have a plan and are moving forward.

5) ITEMS TO DISCUSS. Presenters: Administrator Darrington, Mayor Fugal, Director Giles, Director Cardenas.

a. SAFE WORK PLACE.

Mayor Fugal reported that his company has 14,000 employees, which creates a challenge with regard to workplace safety. They have a full-time employee who specifically handles workplace safety issues. He explained that there are things people do not think about when it comes to workplace safety such as abusive language or secondhand smoking.

He explained that when he was in charge of his company he lost three people and he did not want the same to happen to City employees. Mayor Fugal shared personal stories to encourage everyone to be careful and follow safety procedures. Furthermore, he explained that injuries and claims affect workers compensation. Council Member Andersen stated that the City has personnel to deal with risks and even in safe cities bad things can happen.

Mayor Fugal talked about documentation to protect the City from fraudulent claims. He explained that dashboard cameras were installed in their company's vehicles as a form of documentation. The City is a target for fraud and he encouraged all to stay vigilant in terms of safety. Administrator Darrington noted that the City has a Safety Committee that speaks to employees who make claims, which is a procedure in place for accountability reasons. They also provide sexual harassment training and other programs to ensure a safe work environment.

Chief Smith reviewed officer training and explained that many of the police deaths around the country were avoidable.

Note: Staff and the elected officials recessed for lunch.

Council Member Andersen mentioned that last night the Pleasant Grove High School Wrestling Team took State. The Council watched a short video presentation. Administrator Darrington subsequently guided the group through a brief team building exercise.

b. CITY COUNCIL MEETINGS AND WORK SESSION SCHEDULE.

Mayor Fugal suggested the Council make changes to the Regular and Work Session Meeting schedule to help alleviate the burden on staff. He proposed meeting on the first and third Tuesdays of each month and no longer meeting on the second and fourth Tuesdays. The Council would then begin holding work sessions prior to regular sessions, starting at 4:30 or 5:00 p.m. He explained that they could schedule a special meeting if there is a pressing matter that needs to be discussed. Mayor Fugal stated that this type of a schedule will help the Council run more efficiently.

Council Member Andersen asked if there were any downsides to this type of a meeting schedule. Administrator Darrington stated that the more they meet, the more they communicate. Previously they met every Tuesday and one year ago the fourth Tuesday meeting was dropped. He noted that for him personally, he gets a lot of work done during the fourth week of the month because they don't have a Council Meeting that week. Administrator Darrington explained that the upside to holding work sessions prior to regular sessions is that the Council has a chance to discuss the agenda prior to voting on items. He stated that a lot of cities have similar meeting schedules.

Council Member LeMone was concerned they would be planning too much for one night, which would lengthen their meetings overall. Administrator Darrington explained that by meeting at an earlier time during the day, the hope was that meetings will still end around the same time. Council Member LeMone was willing to try this type of schedule but noted that she likes to arrive early to meetings so she can visit with the public. Administrator Darrington commented that work sessions will adjourn around 5:45 p.m. to allow for a break between meetings.

Council Member Andersen agreed with Mayor Fugal that holding work and regular sessions on the same night will help with flow and efficiency. Council Member LeMone cautioned the Council that they need to make sure to not go too in depth in conversations during work sessions that need to be discussed during a regular meeting. Attorney Petersen concurred. Administrator Darrington stated that staff will amend the meeting schedule and bring it to the Council on February 20 for approval by ordinance. The new meeting schedule will begin with the March 6 meeting. Council Member LeMone questioned whether the new schedule will work for the public as well. Administrator Darrington stated that the only difference is that they will be starting one hour earlier.

c. MISS PLEASANT GROVE AND CENTER STAGE CONTRACT.

Administrator Darrington stated that the City has traditionally funded the Miss Pleasant Grove Pageant. The event costs around \$25,000 per year and includes the float and scholarship. He noted that the person who ran the pageant in the past is stepping down and a new person will be taking over this year. Administrator Darrington has since reached out to the new person to get an idea of what type of float can be built with the \$10,000 budget.

Administrator Darrington reviewed the City's current relationship with Center Stage. He explained that the City receives all of the revenue and then reimburses Center Stage for the expenses. Center Stage's annual budget is \$80,000 and they generate nearly all of that in revenue through sign-ups. The City pays \$5,000 to \$10,000 per year to the organization. The City also allows them to use the Lions Center and stores equipment for them at the Pipe Plant. Center Stage has expressed an interest in establishing a contract with the City that formalizes the existing relationship.

Council Member Williams stated that Center Stage is a great organization and one with which his son was involved. He explained that theater helped his son gain confidence and build strong friendships. He supported any organization that benefits the youth in the community.

Council Member LeMone asked if this type of contract would set a precedent for other groups wanting to establish partnerships with the City. Administrator Darrington said anytime an organization approaches the City seeking funding, the City is not obligated one way or the other. Council Member LeMone asked if this organization would be labeled a City program. Administrator Darrington stated that it would not and explained that Center Stage will continue to be an independent organization. The City will simply be one of its partners.

Council Member Andersen inquired as to why the City owns the Lions Center. Director Giles subsequently reviewed the history of the building and the types of groups that have occupied the space over the years. Administrator Darrington stated that the Lions Club and Sportsman get to use the space rent free and the City maintains the building. Director Giles noted that the Sportsman maintains the insurance for the gun range. Council Member Williams asked if they have any interest in purchasing the building. Administrator Darrington responded in the negative and explained that the groups cannot afford maintenance. There was subsequent discussion on potential options the City could pursue for maintaining the building in the future.

d. TIMELINE FOR PHASE II OF MULTI-USE TRAIL.

Director Giles reported that Phase I is complete; however, the previous day he received a memorandum from Metro with a list of 20 items they would like to see changed on the site plan for Phase II. He explained that they need to review four blow-offs that enter into the City's storm drain system. In meeting with Metro, it was determined that in the best-case scenario this item will be reviewed at their May Board Meeting. In Phase I, the City has the opportunity to reacquire 23 acres. The City would then own the majority of the property and begin seeking out contractors for the project. Director Giles explained that they would like to have contracts with the property owners established by the end of April or the beginning of May. The contracts and site plan will then be taken to the previously mentioned Metro Board Meeting. He stated that nothing can move forward until the Council Members give their approval.

By June, trail builders are scheduled for the year, and the City bid the last trail out several different times. Director Giles stated that the longer the City waits to bid out the project, the fewer options

they will have. If the City can find a contractor, it is possible that the trail could be built out by the spring of 2019. However, if not, it could take until next fall for the project to be completed.

Director Beaumont noted that the project has a budget of \$150,000. He explained that the engineering alone could cost \$50,000 to \$60,000. He explained that the risk they run with trying to build something in the summer is that bids come back higher than projected. Director Giles stated that staff will come back to the Council in April with bid information.

In response to a question from Council Member Andersen, Director Giles described the trail area that will be built as part of this project. Council Member Andersen asked if the parking lot near the Grove Creek trailhead could be expanded. Director Giles stated that the property in question is owned by the U.S. Forest Service, and not Pleasant Grove City. He relayed the same question to the USFS and the answer he received was no.

There was a brief discussion about using a parking lot farther away from the trailhead, and bussing people to the trail. Mayor Fugal explained that he proposed the idea to Alpine School District and was informed that they would not provide shuttling services.

Note: The Council took a short break.

e. ECONOMIC DEVELOPMENT UPDATES.

Administrator Darrington stated that the Hammon property is coming out of bankruptcy. Attorney Petersen explained that their bankruptcy plan was rejected by the judge twice. She briefly detailed the exclusivity period on the case.

Council Member Andersen asked if they were in breach of contract. Attorney Petersen responded in the affirmative. Administrator Darrington said there will likely be discussion this summer to determine whether the City should get the property back. Council Member Andersen questioned whether the Hammons realized they were in breach of contract.

Mayor Fugal asked how long the bankruptcy will take. Attorney Petersen said it would be at least another year. The Hammons would have a couple options and could either sell the property and pay the City or keep the property as a part of their assets.

Council Member Williams stated that there is risk involved with the bankruptcy. He did not want the process to take four to six years because the economy is doing well. Administrator Darrington said that taking the property back would be a process. Attorney Petersen reported that they would have to go the Bankruptcy Court and get approved to take the property back. If there was value over and above the trust deed note, then the court would have to determine the value of the property to be put into the bankruptcy estate for the benefit of the other creditors. She stated that it would be a complicated process to try to get the property back that could be part of the bankruptcy estate. Administrator Darrington indicated that they would observe the situation and update the Council if anything changed.

Administrator Darrington reported that Valley Grove Tower is near completion and they are looking to house tenants by March 1. The developer plans to begin work on the second building next fall.

Administrator Darrington reported that The Void has expanded worldwide. The company was sold and the original owner is no longer in charge. Therefore, they do not have a completion date for the building. They do, however, hope to be open by the end of the summer. Mayor Fugal asked why someone would want to go there. Administrator Darrington explained that it is a \$20 million project and they continued to purchase more property. The project is an immersive entertainment experience. Council Member Andersen described the layout of the project. Chief Smith compared it to Plymouth Plantations where actors interact with guests. Council Member Andersen said there were no incentives offered by the City so they have nothing to lose.

Administrator Darrington commented that R&R BBQ will be breaking ground in a few weeks. He received an email from the owner expressing gratitude to staff. They are revamping the fast track process to alleviate some stress for staff. Director Beaumont stated that they will see the site plan next month. Director Cardenas noted that the Design Review Committee had not seen the plan. Council Member Andersen remarked that the company has been extremely confidential in their interactions with the City. Director Beaumont stated that they cannot offer the fast track to everyone unless they have more employees. Council Member Andersen commented that it was the company's goal to have all four of their restaurants in Pleasant Grove. Director Cardenas noted that Mo' Bettah and Beans & Brews were approved recently.

Administrator Darrington reported that the Hyatt House will be completed this fall. He asked when the other office building will be built. Director Cardenas stated that the final approval was granted in December. Construction was to begin in March. I was noted that the developer is moving quickly.

Council Member Andersen mentioned that there are older properties in the City for which the Council would need to have a discussion. Administrator Darrington stated that the focus of those discussions would be redevelopment.

f. NEIGHBORHOOD PROGRAM.

Mayor Fugal asked the Council what they felt should be done with the Neighborhood Program. Council Member LeMone suggested the program be revamped. Administrator Darrington explained that each neighborhood has a Chair and all of the chairs meet monthly with the Police Chief and City. During that time, residents bring up any issues that need attention. Council Member Andersen stated that before Facebook this was how everyone got their news. Administrator Darrington remarked that the meetings had become obsolete due to social media.

Mayor Fugal asked what good is accomplished by these meetings. Director Cardenas said people bring questions and interact with the police and the City officials.

Council Member Andersen said that each neighborhood has existing organizations. The organizations can present their members with news from the City and take any messages back to the Council. This would take time and might not be practical and asked if a similar goal could be met using social media. A remark was made that the public Facebook page was too extreme, and residents prefer to get information from the City's website. Council Member Williams commented that Facebook represents opinion while the City's website contains factual documentation. Administrator Darrington indicated that information is available from Council Meetings but people do not take the time to obtain information in this manner. He said if the purpose of the program is to communicate with the citizens, the objective of the program is outdated.

Council Member Andersen asked what the best method was for distributing information on the CERT program. Chief Smith stated that they use Everbridge for this purpose. He noted that using LDS infrastructure is precarious because the positions change and those in place are not always attentive to their roles. Council Member Andersen asked if they had tried doing a quarterly meeting with the church leaders. Chief Smith answered affirmatively and said they meet with church leaders regularly.

Director Beaumont reported that he lived in Orem worked with emergency preparedness and CERT. He asked how the City could get invested people to fill all of the vacant positions. The Neighborhood Program could be a good system for emergency preparedness if they structure it well. Council Member LeMone liked that idea and suggested they focus on emergency preparedness because all the other needs have been met. She also mentioned that five or six people message her on Facebook every week, so it is still a good way of communicating with some people. Council Member Williams agreed that there is utility to Facebook, but people do not always know what to believe on social media. Council Member Andersen stated that they have never had a public relation campaign to encourage people to use the City's website. She wanted people to use the site for information and news. Council Member LeMone commented that they have been working with the departments to edit out old information on the site. Their goal is to help give people correct and updated information.

The Council determined that the Neighborhood Program is out of date and social media does what the program did in the past. The Council Members wanted to encourage volunteers to work on emergency preparedness through this program. Chief Smith concurred.

There was continued discussion on the most efficient ways to coordinate resources. It was noted that the City would need to rely on the LDS Church and other organizations for support. Administrator Darrington stated that if the Council would like to have an emergency preparedness program they can draft an outline. Chief Smith indicated that he meets with LDS Church leaders regarding emergency preparedness but currently this practice is lacking.

g. DOWNTOWN ADVISORY BOARD.

Director Cardenas reported that the Downtown Advisory Board has nine members and only two have attended. He asked if they should keep the board in place or give it another purpose. He remarked that the board does not have a good use currently. Council Member Jensen suggested

they work on the Downtown Park. Council Member LeMone stated that the problem is that the Downtown Advisory Board does not have a budget. If the Council gives them tasks, they need to have funds to carry out those objectives. There should be more business owners from Main Street on the board because this group directly affects their businesses. Council Member Andersen suggested they also include the Chamber of Commerce and agreed that they should have as many members as possible from the downtown area. Council Member LeMone commented that they should have a core group that decides what they want to work on. Council Member Andersen suggested they also work with Summerbration.

Administrator Darrington suggested that the board members no longer be appointed by the Mayor and instead be repurposed. Mayor Fugal asked for input on running the board through the Chamber. The Council agreed that members from the Chamber should be involved. Administrator Darrington suggested staff work on a proposal and bring it back to the City Council.

h. BECK HOME PARKING

Council Member Andersen commented that Pleasant Grove is the only city that allows public parking to be counted toward a business development's required parking. She noted that there is nowhere to add parking downtown. She asked what would be required to convert the property in front of the Senior Center and the Beck Home into parking lots. Administrator Darrington stated that staff looked into the cost and determined that it would cost approximately \$100,000 for 30 stalls for the Beck home property.

Council Member LeMone asked if the City could require new businesses on Main Street to contribute to additional parking. Administrator Darrington answered in the affirmative. Council Member LeMone had not had a problem parking downtown but stated that it could be an issue in the future. Director Cardenas offered to conduct research on the parking in the downtown area. Council Member Williams agreed that it is not currently an issue but wanted to improve downtown. Attorney Petersen commented that they could build the parking lot and offer the stalls to downtown businesses that do not have enough parking for a fee. Director Beaumont was concerned that that might push businesses out of the downtown area.

Mayor Fugal asked the Council what they wanted to do with the Beck Home. The Council agreed that the home is deteriorating and needs to be removed. They offered to alert the Historical Committee and allow them time to find funds to move the house. Council Member LeMone stated that they need to have a plan for the land before they tear down the house. Mayor Fugal was interested in starting the process. The Council discussed the process and a potential second home that might need to be razed.

Administrator Darrington reported that staff will be looking for volunteers for the rebuild of Discovery Park. They were working with Drew Armstrong on his downtown project. He asked for Council Members to attend a meeting on February 27 concerning the project.

Mayor Fugal thanked those present for attending the retreat. He explained that there was a negative public perception of the City Council. Council Member Williams commented that social media is

to blame for this perception and the City needs to do a better job of making factual information available to the public.

6) ADJOURN.

The City Council Meeting adjourned at 4:00 p.m.

The City Council Budget and Planning Retreat Minutes of February 9, 2018 were approved by the City Council on March 27, 2018.

Kathy T. Kresser, City Recorder, MMC

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