

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

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
Dave Thomas, Fire Chief
Mike Smith, Police Chief
Kathy Kresser, City Recorder
Daniel Cardenas, Community Development Director
Marty Beaumont, Public Works Director
Tina Petersen, City Attorney
Sheri Britsch, Library and Arts Director

The City Council and staff met in the Recreation Center Multi-Purpose Room at 547 South Locust Avenue, 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 there would be three public hearing items on the agenda, which were briefly reviewed. Item 9A involved a public hearing regarding a Code text amendment to add the Grove Mixed Use Overlay (GMU) Zone to the City Code. Staff met with the applicant many times with regard to the text amendment and a Development Agreement for a mixed-use development. The Development Agreement sets forth the phasing of the project, including the requirement that 10,000 square feet of retail be completed before moving on to the next phase. This will guarantee that the retail portion of the development comes to fruition.

In response to a question from Council Member Jensen, Administrator Darrington clarified that the ordinance amendment will create a new overlay zone that could be applied to the property once

the ordinance is established. There were currently no other zones in the City that this amendment would affect.

Community Development Director, Daniel Cardenas, reported that the GMU Overlay would only be applied to properties 20 acres in size or larger with frontage on State Street. That limits the application of this overlay to this property. Administrator Darrington reported that a developer could purchase property along State Street and tear down existing development and apply for the overlay zoning.

Director Cardenas explained that the ordinance for the proposed overlay was essentially a combination of the existing Commercial Sales and Mixed Housing Sub-districts. The density will be eight units per acre, which is lower than the density for the Mixed Housing Sub-district.

Council Member Jensen asked for clarification on the retail office showrooms. Director Cardenas said that there will be no residential housing there. He presented a table of allowed retail uses and explained that the units will allow for uses that require a storage area, such as a carpet business. The limit for storage use was 1,500 square feet per unit.

Administrator Darrington next addressed the public hearing items. The first budget amendment was for Center Stage Youth Theatre. Several years ago, the theatre did a fundraiser and had the City hold the money for them until they had a use for it. The theatre now wishes to use the funds. A budget amendment was required to move the money into their budget. The second budget amendment was for the Fire Department. They applied for and received a federal grant for 27 SCBAs (self-contained breathing apparatus), and the City was required to provide a 10% match. That amount would need to be taken from the General Fund budget.

Fire Chief, Dave Thomas, explained that smaller fire departments typically cannot afford to make large equipment purchases, so federal money is available through grants. The City's SCBAs were at the end of their lifespan and need to be replaced. They are essential to the Fire Department.

Administrator Darrington reported that Item D would be discussed during a closed session.

b) Discussion on the FY 19 Budget.

Finance Director, Denise Roy, reported that staff had not made any changes to the budget since it was last discussed by the City Council. The first two pages of the budget document was the same as was provided to the City Council previously with regard to revenue and current expectations for that money. Staff would be presenting the tentative budget on May 1, with final adoption to take place in June. Director Roy reviewed the first few pages of the budget document, including the Capital Supplementary Narrative Support. She reported that she would be sending an Operational Supplementary Narrative to the Council by early next week.

Administrator Darrington commented that the narrative would be helpful in terms of City employees and their duties. It will also provide an explanation of the position staff was not recommending be funded.

Director Roy addressed the City fee schedule and explained that the two-page report only contains fees that were proposed to be changed. There was brief discussion regarding some of the fees that would be increasing.

Director Roy oriented the Council to the page showing utility rates and explained that the information would help them better understand the two-year history behind the proposed increases. The following page was a summary that staff was asking for in each utility fund. They proposed a 5% increase in culinary, secondary water, and storm drain. They also proposed a 2.5% increase to sewer. There would be no increase to garbage and recycling.

There was discussion regarding upcoming projects, including the large amount of pipe work on 100 East. The City Council would receive a complete list of tentative projects for the upcoming year when staff presents the tentative budget.

Mayor Fugal asked if an entire 5% was necessary with the road fee that had been approved. Director Beaumont explained that a 5% increase to culinary water would be only \$200,000, which would not go very far in their pending projects. Administrator Darrington was concerned that the other enterprise funds could end up like the current road situation if they do not keep up with necessary expenses. If the City Council wants to see a decrease, staff recommended it be sewer because it is the healthiest enterprise fund. Director Roy agreed to prepare a few different scenarios for the City Council to review regarding the enterprise funds.

c) Discussion on the Golden Spike Event.

There was no discussion on the above item.

d) Discussion on City's responsibility for School Safety.

Chief Smith explained that he had been involved in Utah County S.W.A.T. for 18 years of his career, and a large part of that had been teaching active shooter training. A few years ago, he was approached by the State Board of Education about creating a training program. While training schools around the state, he realized that the State Board does not control schools, but each school district in the State is its own entity. With regard to Pleasant Grove schools, it is up to Alpine School District as to what happens here. Chief Smith commented that the School District would be willing to have a retired law officer in every school in the district if the cities were willing to pay for it. The problem is that cities do not have the funding.

Chief Smith reported that the Police Department has implemented a walk-through program. This means that there is a police officer in every school, every day, but at random times throughout the day. The current lockdown policy is also very good. Many citizens have approached the Police Department about installing metal detectors, increasing personnel, having teachers carry guns, etc., but the Police Department does not have a say in it. Chief Smith commented that they are currently working to get lock boxes and keys for every school so that the police have access to the schools when they are in lockdown. He had also tried to get the School District on board with a web/app program that would map out the school and allow teachers to request help in case of a lockdown

emergency. The District did not want to participate because it would require a fee for the mapping. Other school districts in the nation had implemented the program and gave good feedback.

Council Member Andersen asked about the status of the neighborhood CERT program. She attended a conference a few weeks earlier and found that the primary thing she came away with was a complete and total urgency to make sure that the program moves forward quickly. She wanted to be heavily involved in that effort.

Chief Smith indicated that they are in their fourth or fifth week of CERT training and are in the process of finding the right people for positions such as block captains. They are looking for people who are passionate about the program and will invest their time in it.

Council Member LeMone requested details about what the volunteers would be expected to do so that they can get the word out to potential participants.

e) Discussion on Rebuilding the Discovery Park.

Administrator Darrington explained that there was a volunteer group called Rediscover Discovery Park, who is currently working to design and find volunteer labor to completely redo Discovery Park. The group was generating expenses, but their fundraising kickoff was just getting underway. As a result, and they do not have the funding needed to pay the expenses that have already been incurred. Administrator Darrington suggested to the committee that the City front some of the money to pay their incoming bills, and in return the committee will repay the City when donations are received. The committee has \$15,000 to \$20,000 in seed money, but their expenses have extended beyond that. Administrator Darrington asked the City Council if they would agree to loan Rediscover Discovery Park \$50,000 in seed money.

Council Member LeMone asked for specifics regarding the group's expenses. Administrator Darrington stated that they are working with a company that is doing the architecture and design for the park. That company is scheduled to visit the site in June to start the next phase of planning. The committee did not anticipate having adequate funding by June 1 to pay that expense. Their kickoff fundraiser will take place mid-May.

Council Member Jensen requested that the committee provide a detailed list of their expenses and other needs. Administrator Darrington stated that they could include the list as part of the agreement with the City. He noted that the intent of the fundraising and volunteer effort was so that the City would not have to pay for anything on the park, which was estimated to cost \$1 million.

The City Council was agreeable to the request and staff agreed to prepare an agreement and place it on a future agenda.

f) Staff Business.

There was no staff business.

ADJOURN

ACTION: At 5:56 p.m. Council Member Andersen moved to adjourn the Work Session. Council Member Williams seconded the motion. The motion carried with unanimous consent of the Council.

The Work Session meeting adjourned at 5:56 p.m.

The minutes of April 17, 2018 City Council Work Session were approved by the City Council on May 15, 2018.

Kathy T. Kresser, City Recorder, MMC

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