

**Pleasant Grove City
City Council Meeting Minutes
Work Session
September 18, 2018
5:00 p.m.**

Mayor: Guy L. Fugal

Council Members: Cyd LeMone
Eric Jensen
Lynn Walker
Dianna Andersen

Excused: Todd Williams

Staff Present: Scott Darrington, City Administrator
Deon Giles, Parks and Recreation Director
Kathy Kresser, City Recorder
Daniel Cardenas, Community Development Director
Drew Engemann, Battalion Chief
Tina Petersen, City Attorney
Sheri Britsch, Library Director
Marty Beaumont, Public Works Director
Denise Roy, Finance Director
Kyler Ludwig, Assistant to the City Administrator
Britt Smith, Police Lieutenant

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

5:00 P.M. WORK SESSION

a) Salt Lake Chamber Housing Gap Collation Presentation.

Brynn Mortenson from the Salt Lake Chamber gave a presentation regarding the Housing Gap Coalition. Ms. Mortenson commented that about a year and a half ago they had businesses that came to them saying that their employees were having a hard time either moving up in the housing market or getting into the housing market. The Chamber commissioned a study through the Kem C. Gardner Policy Institute which is the State's largest Policy Institute. They did a deep dive into the housing market which looks back a generation which is considered 26 years, the current housing generation and the generation to come. What they found is that for the first time in 40 years there are more households than available housing units, this gap is about 54,000 units.

They have also found that Utah is about 4th in the nation in price index increase. A home in 1991 across the Wasatch front was about \$125,000 currently at the US average that same home would cost about \$184,000 but with Utah's price increase that same home now costs \$347,000.

The numbers in the report show that in the next generation the average home is going to be over \$700,000. In Nebo School District a first year school teacher can afford 1% of all housing market and after teaching for 10 years they can afford 16%. The concern here is that the people that we need in our community are being priced out.

Ms. Mortenson went on to say that the report shows that there are five components that are driving up the housing market. One is the housing shortage, second is construction and labor costs, and third is local zoning ordinances and nimbyism, not in my back yard mentality. Fourth is land cost and topography of Wasatch front properties and fifth is demography and economic growth.

Ms. Mortenson reported that the next step that was taken is they launched the Housing Gap Collation which is comprised of business leaders, local housing authorities, the League of Cities and Towns and elected officials.

She showed an example of a possible solution that was created by the Wasatch Front Regional Council which is called TLC (Transportation and Land Use Connection) where the TLC will pay for the City to update the General Plan to align with the transportation and housing issues.

The next solution is to address the Construction and Labor issue. The Ken Garff Foundation has a Keys to Success program they launched last year which is called the "Code to Success" program The Coalition is doing something in a similar fashion they are doing a "Build to Success" program which will educate high school students to help with the labor shortage.

Ms. Mortenson commented that the Chamber will be launching a public awareness campaign where they are going to find out what the citizenry are feeling. Ms. Mortenson said that what she is doing is she is visiting every City Council meeting across the Wasatch front as well as some in Box Elder, Morgan, Tooele and Washington Counties. They are asking cities to do a General Plan overview and update their moderate income housing plan so there is a variety of housing every two years.

The Coalition is also asking that cities look at their zoning and making sure that they are helping accommodate with what land is left in the city. They are asking cities to sign a support resolution that states that the city recognizes that there is a crisis and are willing to do your part. She also asked if there is anything the Coalition can do to help out Pleasant Grove City.

Council Member Jensen noted that Daniel Cardenas, Community Development Director, is working on updating our General Plan. Administrator Darrington reported that with the update he is tackling the housing part of it.

Council Member LeMone said that she is in support of everything that has been said and asked if there is anything she can do to help. Her family comes from a long line of construction workers and it is a dying art. As a Council Member she is not in favor of the high density, she feels that

there is enough high density in the Grove area. Based on resident's responses they do not want to see more high density in the City.

Council Member Andersen explained that Pleasant Grove was nine square miles and there was very little land left for development. Most of the development taking place now is infill. Overall, Pleasant Grove is over 30% high-density housing. She felt that the City had done a good job of making sure affordable housing is available. She commented that there were two trailer parks in Pleasant Grove, but that was not a good use of high-density space. She wondered if there were any options for the City to obtain and redevelop those areas.

Council Member LeMone requested information regarding the trailer parks, because she agreed that the land could be used more effectively.

Council Member Andersen stated that any undeveloped land they have left in Pleasant Grove is being reserved for commercial and retail sales.

Ms. Mortensen commended the City Council for trying to provide high-density housing.

Council Member LeMone stated that they were faced with numerous federal regulations in terms of developing certain areas of the City. She asked what they can do as a City to help move development along, clean up certain areas, and attract more affordable housing.

Robert Vernon stated that he would be happy to help the City with that. He was currently working with Provo City on purchasing one of their trailer parks, and it was very difficult. Provo would be using some of their RDA Funds to purchase the property. Council Member Andersen commented that Pleasant Grove does not currently have an RDA. Mr. Vernon explained that there are other ways to provide funding for such a project. There are two major issues associated with purchasing a trailer park including the price of the land and public relations. If they purchase the trailer park, they would have to relocate people who have been living there for a long time. Mr. Vernon stated that he was in charge of the Provo City Housing Authority and has an Interlocal Agreement with Utah County, so he can develop throughout the County. There is also a non-profit organization that works County-wide that could help with these types of projects.

Council Member LeMone requested that they move forward with Mr. Vernon's assistance. Administrator Darrington stated that he would connect with Mr. Vernon and begin working through the process administratively.

b) Kymberly Wilson - Miss Pleasant Grove Pageant.

Administrator Darrington explained that the Miss Pleasant Grove Pageant previously completed all of their financials for this year through the City but are now attempting to become a separate entity from the City. In the past, the City spent \$25,000 annually on the float, scholarships, and pageant. This is the number staff wanted to include in the contract they were drafting, however, Kymberly Wilson came to the Council to request a little more. She would also be asking for an annual increase to the contributions.

Ms. Wilson explained that the two major expenses are \$15,000 for the float and \$6,600 for the scholarships. In the past, the floats cost about \$10,000, but over the past few years the costs have increased while their budget had remained the same. Last year, they sent out for an RFQ for the float and four responded. Two people declined a quote because they would not consider doing the float for \$10,000. One quoted \$15,000, but they requested a committee help them put everything together. The final response was from someone they had worked with before and fired, but he offered to do a \$15,000 float for \$10,000. The float wasn't ready for the first two parades, and it collapsed before the final parade. They would not be using this individual again. Ms. Wilson reiterated that they could not get a float for less than \$15,000. The cost of the float and the scholarships together was \$21,600, which left \$3,400 to produce the pageant. They anticipated getting somewhere between \$2,000 and \$4,000 in ticket sales, but that was a fluid number that could not be depended upon.

Ms. Wilson stated that the Royalty not only serve at City events and Strawberry Days, but they also volunteer at several schools throughout the City, assist with the Fraternal Order of Eagles, the Odd Fellows Group, the Library, various religious groups, and they continue to work on their personal platforms at the same time. Since March, the Royalty had contributed over 400 service hours. She felt it was important for them to continue this legacy and put the young ladies to work in the community. Eventually, Ms. Wilson wanted to increase the scholarship amounts. Currently, the Queen receives \$3,000 from the pageant, which would only pay for one semester at Utah Valley University. They want to be able to provide enough for an entire year for the Queen, and at least a full semester for the Attendants.

Ms. Wilson reported that they set up a 501(c)(3) for the Miss Pleasant Grove Scholarship Foundation. Any money received for the scholarships would be put into this foundation. They were hoping to get a company like doTERRA or St. Johns Properties to give an annual endowment of \$10,000, which would allow the pageant to increase the scholarship amounts. They had also created a 501(c)(4) for the funds to operate the pageant. They were currently working on putting together a sponsorship packet for potential sponsors.

Administrator Darrington stated that the City would be able to use money from the CARE Tax for the event, if the tax were to pass. The problem they faced was that the City would not know if the tax would be available until November. Administrator Darrington wasn't sure when the funds would become available. One option would be for the City to write a check for the event in January and reimburse itself as future revenue comes in. If the CARE Tax does not pass, any increase would come from the General Fund. He did not think \$5,000 would have a significant impact on the General Fund. Administrator Darrington was uncomfortable including an annual escalation in the contract, because they don't have anything like that in any other contracts. He preferred they come back to the City annually and request an increase, if needed.

Ms. Wilson stated that she spoke to other directors and cities in preparation for this presentation and found that some of them have lower budgets because the city was responsible for the float. The pageant is willing to decrease their request if the City wants to take care of the float. Of course, the Royalty would still be part of planning the float.

Administrator Darrington preferred to let the pageant handle the float.

Council Member Jensen stated that some cities do a new float every other year and they modify the float for the second year. Ms. Wilson stated that this would reduce their costs slightly but there would still be expenses associated with repairing and modifying the float the second year. Her committee had addressed this before but their concern was that their float reflects the Strawberry Days theme. If they chose to do a two-year float, they should make it a Pleasant Grove float rather than a Strawberry Days float.

Council Member Jensen remarked that he had always felt that the pageant winners should have more scholarship money. Council Member LeMone asked what amount they were requesting from the City. Ms. Wilson stated that they would like \$30,000 to \$32,500.

Administrator Darrington noted that the Royalty has always been associated with Strawberry Days, which was now their own entity. He did not believe the pageant received any funds from Strawberry Days, so it was probably time to redefine these relationships.

Council Member Andersen asked how many parades they participate in before Strawberry Days. Ms. Wilson stated that they only do three parades before Strawberry Days and seven parades after. Council Member Andersen liked the idea of doing a Pleasant Grove float, since the Royalty represents the City and Strawberry Days is over by the time most other cities see their float.

Administrator Darrington suggested that they let the CARE Tax play out. If it passes they can have the discussion about using a portion of the funds toward the pageant. If the tax does not pass, they can bring the matter back in January and discuss it again. After some discussion, the Council committed to providing an additional \$5,000 from the City, with or without the CARE Tax. If the CARE Tax were to pass, they would discuss increasing that number to \$7,500.

Miss Pleasant Grove, Taryn Christensen, responded to the Council's questions regarding her own expenses in running for Royalty. She also briefly addressed her service in the community.

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

Administrator Darrington addressed the items on the agenda.

ACTION: Council Member Jensen moved to adjourn the Work Session. Council Member LeMone seconded the motion. The motion carried with unanimous consent of the Council at 5:53 p.m.

This certifies that the City Council

The City Council Work Session Minutes of September 18, 2018 were approved by the City Council on November 13, 2018

Kathy T. Kresser, City Recorder, MMC

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