

**Pleasant Grove City
City Council Work Session Meeting Minutes
March 08, 2016
6:00 p.m.**

PRESENT:

Mayor: Michael W. Daniels

Council Members: Dianna Andersen
Eric Jensen
Cyd LeMone
Ben Stanley
Lynn Walker

Staff Present: Scott Darrington, City Administrator
Denise Roy, Finance Director
Dave Thomas, Fire Chief
Mike Smith, Police Chief
Ken Young, Community Development Director
Marty Beaumont, Public Works Director
Tina Petersen, City Attorney
Sheri Britsch, Library and Arts Director
Degen Lewis, City Engineer
David Larson, Assistant to the City Administrator

The City Council and Staff met in the City Council Chambers at 86 East 100 South, Pleasant Grove, Utah.

1) Call to Order.

Mayor Daniels called the meeting to order and noted that all Council Members were present.

2) Pledge of Allegiance.

The Pledge of Allegiance was led by Sheri Britsch.

3) Opening Remarks.

The opening remarks were given by Council Member Andersen.

4) Approval of Meeting's Agenda.

City Administrator, Scott Darrington, reported that there were no changes to the agenda except the addition of an Executive Session for a real estate and legal issue.

ACTION: Council Member Stanley moved to approve the agenda as written. Council Member LeMone seconded the motion. The motion passed with the unanimous consent of the Council.

5) PROTECT AND PRESERVE AMERICAN FORK CANYON AND AMERICAN FORK CANYON ALLIANCE PRESENTATION.

Mayor Daniels invited Mark Allen to lead a discussion regarding Snowbird's plans in American Fork Canyon. Mr. Allen from Protect and Preserve American Fork Canyon, expressed appreciation to the Council for asking them to be present. Ten months ago he discovered an article about American Fork Canyon that prompted him to create a Facebook group. It now has 10,500 households involved, which includes 2,500 residents of Pleasant Grove that are concerned about what is happening in the Canyon. A KSL poll showed that 78% of people have concerns. Willie Holdman was to speak first, followed by Stephen Shelley from the Silver Lake Homeowners Association. They will be followed by Steven Nelson who represents the four-wheel drive community and Robert McFarland who lives downstream from the ski resorts.

Willie Holdman expressed his love for the mountains as a former resident of North Lindon. He provided an overview of the Utah Department of Commerce Code Section 72-5-104, regarding easements and rights of ways. The Code states that a Prescriptive Easement is created when a person uses the property of another for a prolonged period of time, even when there is not an agreed upon use. Prescriptive Easements recognize long-standing usage, especially if relied upon for enjoyment of property. To establish a Prescriptive Easement, the use must meet the following qualifications:

1. It must be open or used in such a way that the property owner is aware.
2. It must be used in such a way that the general public would be aware the property is being used.
3. The use is averse to the owner's interest or without permission or approval.
4. The use has been continuous for 20 years.

It was determined that all requirements had been satisfied for Mary Ellen Gulch.

Mr. Holdman identified the numbers for roads listed on Forest Service and Utah County maps that are County roads. The roads go through both Forest Service lands and Snowbird properties and include the access to Twin Peaks. Certain criteria need to be met for the Board of Adjustment to allow Conditional Use Permits to proceed. Section 7-20-C5 states that the proposed conditional use

should be shown to not adversely affect local property owners. He explained that he is a board member for the American Fork Property Alliance, which owns property near the proposed development that will hinder their experience there. In addition, the area is surrounded by forest lands and public lands and the project will adversely affect all landowners in the area. Mr. Holdman read Section 7-20-C4, and mentioned that the project violates Standard 7-20-C1, which specifies that projects should not degrade the public health, safety, or welfare of property owners in the surrounding areas. He explained that easements are year round, and he foresees conflicts arising with ATVs and horses crossing the same roads.

Mr. Holdman mentioned that he is a photographer and the scenery in American Fork Canyon is important. Page 15 of Snowbird's application to the Forest Service states that aside from the resorts, the project area is largely undeveloped. Mr. Holdman presented photographs and explained that it is not a continuation of Snowbird. The resort is in Little Cottonwood and American Fork Canyons. He also expressed concerns with the structures of the zip line, gondola, and warming hut on the ridgeline being visible. The American Fork Canyon surveys show that the number one reason people visit is for the natural scenic beauty. The second is for the peace and quiet. When the structures are up, they will be visible from everywhere. Mr. Holdman read additional language from the Utah Department of Commerce Code and did not see how Snowbird's plan meshes with what is currently in the area. He clarified that while he is not anti-Snowbird, he does not like Snowbird and American Fork Canyon together.

Stephen Shelley, President of the Silver Lake Summer Home Association, introduced himself. He is a lifetime American Fork resident and has visited the canyon for over 60 years. He explained that his biggest concern is the watershed management. The spring for his association is above the Silver Lake Flat Reservoir. He and the cities in the north end of the County should be concerned because the water from the creek will seep into underwater aquifers of the surrounding cities. He again expressed concern with the possible effect on water resources. He found it ironic that the State Water Quality Board is looking to pass a law to take more water tests than usual, but yet people are not concerned with what might happen to the water as a result of development.

Mr. Shelley expressed other concerns with what Snowbird would want down the road, namely the possibility of widening the roads. They are County roads and the people of Utah County should be concerned because they will have to pay for it with their tax dollars. He expected the cost to be in excess of the cost of widening roads in Provo Canyon.

Steven Nielsen identified himself as a resident of Salt Lake County and stated that he has utilized American Fork Canyon since he was 14 years old and he learned to be a responsible user of land. He is the President of Expedition Utah and represents the Utah Four-Wheel Drive Association, which brings approximately 30,000 annual visitors to American Fork Canyon. With regard to Class D roads, he presented a County road map from December 2015. In Mary Ellen Gulch, two-thirds of the lift goes along side of the roads and County Class D roads are to be accessible 365 days a year by snowmobilers and ATVs. Therefore, Snowbird cannot build a ski resort with roads going through it. He explained that it is dangerous to have snowmobilers and skiers interacting with one

another, as well as introducing skiers to an unfamiliar environment. His organization is concerned that Snowbird will close the roads. They are already posting signs on the roads that they may be closed at any time when entering their property.

Mr. Nielsen mentioned that American Fork Canyon is the last true undeveloped canyon on the Wasatch Front. He questioned if it is necessary for development to take over the canyon. The public goes to the canyon to get away from the city, especially as it grows. The public has shown through surveys that a ski resort is not in their interest, and most locals cannot afford it. Snowbird indicated that all sales revenue will go to Salt Lake County rather than Utah County. Mr. Nielsen asked why Utah County will pay for road improvements, Search and Rescue, and other amenities without receiving additional tax revenue in return.

Council Member LeMone asked about the signage and confirmed that Class D roads run through Snowbird's property. Snowbird has posted signs at the bottom of Mary Ellen Gulch stating that they are entering private property and the road could be closed anytime. The roads run in and out of public property.

Council Member LeMone mentioned that she asked for feedback on this issue via social media. One question pertained to the 30,000 users of four-wheelers and the impact on the environment. Mr. Nielsen explained that the roads already exist and that his organization teaches users tread lightly principles. They also sponsor service projects to clean up camps and close spur roads.

Council Member LeMone mentioned one resident's concern about a beautiful field that off-road users have made into dirt. She asked how Snowbird's impact differs from the impact ATV users had on the canyon. Mr. Nielsen expressed his belief that through education and mitigation, the field can be revitalized; however, if a ski lift tower is built, the viewscape will be gone forever. Council Member LeMone asked if there is a reason why either side has no solid answers about what actions Snowbird might take. Mr. Nielsen stated that it is difficult to get a straight answer on their long-term goals.

Willie Holdman added that in 1997, Snowbird stated that there wouldn't be any more expansion, and in 2014, they indicated they would not put ski chairs in Mary Ellen Gulch. Snowbird has since made it clear they want to put a tram in at Tibble Fork and have backed off only as a result of public outcry. In response to a question from Council Member LeMone, Mr. Holdman explained that he is referring to a proposal they made to the Board of Adjustment. In their proposal, Snowbird stated that they want two warming huts, a tram, a zip line, ATVs, horses, and snowmobile tours. Council Member LeMone asked if ATVs can access those roads now. Mr. Holdman mentioned that ATVs can currently go on public easement roads. Council Member LeMone agreed that access would be cut off.

Jerry Williams introduced himself as a representative of the Lone Peak Four-Wheel Drive Club. Over the past few years they have been working with the Forest Service's Adopt-a-Trail program, and Mary Ellen Gulch is their trail. They are responsible to maintain the trail, pick up trash, and

keep it in pristine condition. They also work with the Forest Service to prevent erosion, by installing fences to prevent deviation from the trail, which encourages others to tread lightly. American Fork Canyon is the last pristine area on the Wasatch Front that is open to all users. It is a jewel that has to be preserved rather than commercially overrun.

Karen McCoy identified herself as an American Fork City resident. She addressed Council Member LeMone's question about why no one knows Snowbird's plans. She explained that in the late 1980s and early 1990s, a public meeting between the Forest Service and the owners of Snowbird took place, and she was the only resident in attendance. Snowbird mentioned their plan to go into Mineral Basin, at which point she expressed opposition to the proposal. At the time, she argued that once they come over the mountain, access will be denied and they will continue until there is a resort in American Fork Canyon. Snowbird countered her argument that they would only be constructing a small building. A few years later, while hiking in the canyon she reached a gate with a "No Trespassing" sign. She expressed her displeasure at being lied to by Snowbird's owners.

Last April, she attended a meeting on the same issue at the Cedar Hills Golf Course. Snowbird wanted to exchange 1100 acres in Little Cottonwood Canyon for 400 acres in American Fork Canyon to protect Salt Lake's watershed. She questioned this motive, and expressed concern with the fact that the public is living down the road. There are no solid answers because Snowbird has not provided them. In May 2015, they requested a change of the standard for access. If that is done, they can change access to the American Fork Canyon side and there will not be an undeveloped canyon.

Council Member LeMone asked Ms. McCoy if she felt that the building would contaminate the water. Ms. McCoy mentioned that there are already contaminants from the 700 mines. Even though the Forest Service has since closed them, there are still mine tailings. Additionally, there are two smelters there that produce cadmium and arsenic, which would be stirred up by lift towers and zip lines, which would also bring in more visitors.

Council Member Andersen asked about the land use zoning of CE-1. Ms. McCoy explained that it is still is zoned CE-1, but the land use ordinance has been changed to allow skiing. As a critical watershed, it needs to remain CE-1.

Robert MacFarland introduced himself as a longtime resident who has lived downstream from a ski resort area in Summit County, near The Canyons and Park City Mountain Resort. As canyon resorts have developed over the years, phosphates have been released from soils; the river has become an impaired waterway and been given a 303 status by the U.S. Environmental Protection Agency (EPA). Studies done by the Division of Water Quality found that the change in the waterway came from development upstream which degraded the watershed.

Mary Ellen Gulch is one of the most heavily mined areas in the central part of the Wasatch Front. An EPA study from a recent GRAMA request stated that contamination is not in just the piles, but is being dispersed throughout. He expressed that it is prudent for cities relying on the watershed to

understand the nature of the contamination. Snowbird plans to disturb 40 acres with no plans to remediate. The Division of Water Quality has a document on best practices on remediating old mine sites. Mr. MacFarland recommended that the cities downstream insist that Snowbird follow these best management practices. With thin vegetation and high amounts of water runoff, there will be erosion, and heavy metals will be released if disturbed. He suggested that it would be good to wait until things dry out so that random samples can be taken where cuts in the land will be located. From an economic standpoint, Mr. MacFarland noted that Draper City gets \$1 million in sales from General RV, which is only one facility. In comparison, Utah County will receive approximately \$500,000 in tax revenues, which are minor revenues given the significant risk to the watershed.

Mark Allen stated that Snowbird's terminology in their presentations is "the solution to pollution is dilution." He felt strongly that the solution to pollution is cleaning up the tailings. They have cleaned up some areas in the canyon, but allowed others to dilute Tibble Fork Reservoir with heavy metals. They are spending \$7 million to rehabilitate the reservoir and Mr. Allen commented that Bob Bonar should be paying part of the cost.

Information from the GRAMA request showed that Snowbird paid for six elected officials and their wives to go to Switzerland. In addition, four email accounts were deleted that should have been retained for seven years. Attendees of the Switzerland trip are heavily involved in the Mountain Accord land swaps. Mr. Allen noted that one of the County Commissioners who went to Switzerland resigned and Snowbird gave \$50,000 to start American Fork Canyon Vision. He argued that the process is corrupt and needs investigation. The Council was encouraged to pass a resolution that would buy them more time to research the issue. Mr. Allen presented a map that showed land ownership in the area. He mentioned that House Bill 219 is expected to be passed Thursday for a county-wide Resource Management Plan. A GRAMA request shows that the County does not have a Water Resource Protection Plan. He has tried to arrange open public meetings with Bob Bonar but they have been cancelled.

In reference to Snowbird's plan, Mr. Allen stated that horseback riding, ATV riding, hiking, camping, and fishing are not problematic. Only commercialized skiing creates a problem with Class D roads. Snowbird purchased land that is encumbered with those roads and toxins. There was continued deliberation on the matter.

Mr. Allen mentioned that Ted Fitzgerald was involved in the reclamation of the Dutchman Pacific Mine. Mr. Fitzgerald sent him a drawing that showed Yankee Mine's opening and drainage. Mr. Allen identified similarities to the Gold King Mine spill in Colorado and noted that it wiped out the reservation in southern Utah and Arizona. He again stressed the need for waiting until summer to proceed with this issue.

Mr. Allen remarked that they are not opposed to Snowbird and that there is opportunity in the land, but not at the risk of exploiting a fragile environment. There could still be skiing up the canyon without the commercialization of lift towers. He was concerned that there haven't been any outcries from elected officials regarding the trip to Switzerland.

Mr. Allen presented a video showing Mr. Bonar stating that there are no concrete proposals or building plans, just a lot of ideas for the canyon. He had no response to concerns that were raised pertaining to how commercializing 400 acres will affect the environment. Mr. Bonar mentioned in the video that there was talk of an extended Mineral Basin lift that would connect to Mary Ellen Gulch. Mr. Bonar stated in the video that Snowbird is committed to work with all residents, community leaders, organizations, and the Forest Service to assure proper outcome in Salt Lake and Utah County. They want to do things that have the support of the majority of the community.

Mr. Allen expressed appreciation for allowing his group to attend and mentioned that a recent KSL poll showed that 72% of people oppose Snowbird's proposal. Ski resorts are predators of commercialization, and he spoke about the importance of respecting the land. Council Member LeMone asked if any cities have passed resolutions for or against this issue. Mr. Allen answered in the affirmative and noted that American Fork, Cedar Hills, Alpine, and Lehi have all passed resolutions, which are available online at www.AmericanForkCanyon.com.

Council Member Stanley asked about the prescriptive easements that were mentioned and whether there has been any kind of judicial action. Mr. Allen explained that there is no need to take action at this time because they are public rights-of-way. It would require a judge, but they hope that it does not go that far. Runners and hikers have been stewards of those roads prior to Snowbird coming in. The Lone Peak Four-Wheeler Association adopted the Mary Ellen Gulch Trail to help protect the road use. They opened and restored Tingy's Grave, which Snowbird partially funded. He mentioned that the money from selling leases will be used for restoration projects and marking areas. Robert Redford also owns land in Alpine Loop, which has "No Trespassing" signs posted. In conclusion, Mr. Allen recommended that the Council reach out to the City of Alpine.

6) NATE SECHREST PRESENTATION ON STREAMING CITY COUNCIL MEETINGS LIVE.

Nate Sechrest identified himself as a professional lobbyist and stated that he represents an app that is currently being developed called The Village. He represents people from the Federal government all the way to local municipalities. Mr. Sechrest stated that local government has the most impact on people's lives, yet many citizens do not pay attention to what is going on in their community. Statistics have shown that there is an incredibly low rate of involvement at the local level. Utah is up to 33%, which is high when compared to other states. Some of the contributing factors to low participation include people not having time and/or being disinterested in what happens at the Council level.

Mr. Sechrest explained that four months ago, he and a friend were looking for people to be more involved in their government. When a resident downloads The Village app, they put in their name and address to verify what jurisdiction they live in. Next, they select issues important to them at the city level. The system logs the information and when the City Council lists agenda items, the app user is then tagged with corresponding items. When the agenda goes live, push notifications show the users new agenda items. If an item is of interest, a user will get a text to alert them of an agenda

item related to their interests. When it is being discussed, they are sent a text and can go to the app, live stream the meeting, and provide public comment through text. The texts would be visible to the City Council through a scroll screen. Furthermore, users also have the option of video conferencing in and making comments remotely. Mr. Sechrest explained that this is a great way to involve more people, thereby creating a more effective governmental process.

Mr. Sechrest explained that they have added a reverse 911 system, which reduces the cost cities are paying for the reverse 911 process. He explained that some new updates can bring the entirety of City Hall to a person's home. It will allow them to report issues immediately. For example, a user can take a picture of pothole, get it geocoded, and send it to Public Works instantly.

Mayor Daniels asked about the adoption rate of the app. Mr. Sechrest explained the app is not finished yet, but is expected to be done in early May. The app costs \$.60 per resident as a one-time fee and server updates cost \$.50 per user. With Pleasant Grove's 35,000 residents assuming a 10% usage rate, there would be 3,500 users and cost \$1,000 to \$1,200 per year. It would cost Pleasant Grove City \$20,000 to purchase the app.

Council Member Stanley asked if they could do a sample testing of the reverse 911 for the Police Chief to evaluate its features. Mr. Sechrest explained that they should have the coding finished mid-April and can bring it in during the beta testing. Ultimately, it is designed for the City Council to communicate with their constituents. Mr. Sechrest mentioned that they are working with five other cities in Utah County. There was brief discussion regarding a beta testing discount.

Mr. Sechrest requested that the item be prioritized during the budget discussion and stated that the more elected officials reach out, the happier constituents are with them. He provided additional overview of the product and the services it will be able to provide.

7) BUDGET DISCUSSION.

Administrator Darrington stated that at the Budget Retreat, the Council requested a document that would more easily break down the budget. Finance Director, Denise Roy, designed a new document that is easier for citizens to use when digesting the numbers and better understanding budget principles. Mayor Daniels requested a long-term financial analysis for road revenue to be created. Administrator Darrington stated that he will present a spreadsheet showing seven years' potential revenue for roads.

It was noted that the information is available on Dropbox. Council Member LeMone requested a hard copy as well. Mayor Daniels confirmed with Director Roy that the information is the same as what is online. She explained that she began hearing about CAFR documents five years ago during training for the Government Finance Officers Association. She expressed appreciation to Assistant David Larson and the Public Works Department for their help compiling the information.

Director Roy presented the budget document. The first page spoke to the citizens of Pleasant Grove, where information comes from the Comprehensive Annual Financial Report (CAFR), which is an audited document. The next page was Pleasant Grove at a glance, and identified population, median age, and other numbers of note. She noted that the top 10 employers are determined by the number of employees with information gathered from the Utah Labor Force.

Council Member Andersen asked if the median household income is high for Utah. City Engineer, Degen Lewis, noted that it is slightly higher than average. Subsequent sections of the report included information relative to City leaders, executive staff, and a list of services available in the City. Significant events, Shannon Fields Park, doTERRA, and the corridor off the freeway were also highlighted. Director Roy explained that a Statement of Net Position is a summary of information that refers back to the CAFR. In general terms, the Statement of Net Position is a balance sheet showing assets and liabilities. The City's governmental activity increased by 275,927 in total net position, which represents a 0.478% increase from the prior year. Business activity increased 2.9% in the Total Net Position, which increased 4.95% from the prior year.

Director Roy explained that Unrestricted Net Position represents available funds that the City has to pay for emergencies, shortfalls, or other unexpected needs in governmental and business activities. It allows management to track the City's financial position over time. GASB 68 requires governmental entities to report pensions in their financials. They have been reported through the Utah Retirement System, but in 2015, Pleasant Grove was required to show asset liability on the books. The City has an asset of approximately \$142,000 with a net pension liability of over \$2.2 million.

The next page of the report showed a statement of activities, similar to an income statement showing net income. The two main categories listed were governmental and business type activities. She noted that all redevelopment projects are listed under the Redevelopment Agency (RDA), which funds the Hammons property and doTERRA.

The next page described the General Fund. She clarified that when the City reports for the CAFR/PAFR, the General Fund includes all general City Departments, Risk Management, Class C Roads, Dental, and Cemetery Funds. She explained that Sales Tax represents 34% of revenue, followed by Property Taxes at 24%. She mentioned that the Police, Fire, and Parks are the biggest uses of revenue. Page 28 of the CAFR provided more detail. Director Roy presented a comparison of 2014-15 with employees by department. The Police Department is 25%, followed by the Fire Department at 14%, and Parks and Recreation at 10%.

The next page was comprised of the General Fund Balance. When GASB 54 was introduced, the City was asked to clarify categories, which were broken down as Unassigned, Restricted, and Non-spendable. Director Roy mentioned a graph that showed a decrease from 2014 to 2015 overall in debt. There was continued review of the document.

Director Roy next presented the Property Tax Summary, which was shown in both a table and a graph. She explained that the Alpine School District receives nearly 71% of the City's Property Taxes based on an average of \$225,000 home, as well as with the levies in place. The table highlighted Pleasant Grove City and the General Property Tax. 1.85% is for the GO Bond servicing the Recreation Bond. A homeowner pays \$26.48 per year for the GO Bond and \$206 for general government. She explained that 16.19% goes to the City.

Next, the Enterprise Funds set forth revenues and expenses and the graphs for 2014 and 2015 were nearly identical. The next page of the report was a Citywide debt summary. The last two pages of the report included recognition and information pages. Director Roy hoped the Council would move forward and adopt the document. She noted that it is much more flexible than the CAFR, which generated additional discussion.

In response to a question from Mayor Daniels, Director Roy referenced the detail in the CAFR, which shows accounts payable, retainage payable, and developer deposits which are not included on the Citywide long-term debt summary. Council Member Andersen asked for clarification on the developer deposits. Director Roy explained that it is in a holding account, and the City is required to give it back to developers when a job is completed, as well as with a small amount of interest. Mayor Daniels expressed concern with the Property Tax Assessment and suggested splitting the information to show taxes that are charged by the City compared to those that are charged by other entities. The Council expressed support for the document. Director Roy mentioned that Full-Time Equivalents, or FTEs, may be used in the future for easier comparison.

Director Roy explained that the forthcoming Citizens' Finance Academy will be called Finance 101, which they hope to start sometime in August. The course will run for three weeks. During the first week they will discuss fund types, the basis of budgeting, fiscal policies, and fund balance. The next week they will review the CAFR and PAFR to give people a better understanding of business type activities, Enterprise, or General Funds. The last week they will review the adopted budget and timelines. Council Member Stanley commented that there may be value in holding the course before the Council adopts the final budget. Administrator Darrington explained that Director Roy's time is limited and stated that August seemed ideal.

Administrator Darrington presented three scenarios for additional anticipated revenue and corresponding options for uses. He noted that personnel costs included a 2% increase for both full-time and part-time employees, as well as increases for health insurance. With regard to health insurance coverage, if the renewal comes in at around 12%, employees will cover the cost or reduce the benefit to reach 9%. By the end of April or early May, the City will have a good idea of what health insurance costs will be.

Administrator Darrington presented several possible budgeting scenarios for \$100,000 of revenue that is currently available in the General Fund. The first scenario would be to use \$50,000 for a market rate adjustment to encourage employee retention. This would help retain employees in the Police Department as well as secure a full-time Prosecutor. An additional \$51,484 from the General

Fund could go toward roads. With a second scenario, the entire \$100,000 would go toward roads. In this scenario, the Prosecutor would stay on part-time and the City would not fund the employee retention efforts in the Police Department.

In the third scenario, all of the funding would be used for a full-time Prosecutor position and employee retention. Administrator Darrington mentioned that in other cities, there is a street cut fee and engineering fees on specific development projects. Currently, Pleasant Grove only inspects that road patches are being done properly. Other cities charge fees because the cuts in the roads reduce the life of the road. All of the fees go back into funding roads. He planned to see what other cities charge and determine an amount for Pleasant Grove to charge by April.

With regard to the Prosecutor position, Administrator Darrington noted that the current prosecutor has a job offer on the table. If the Council decides to fund the full-time position, staff can approach the current Prosecutor and indicate that the position has been funded to that level. Administrator Darrington mentioned that there is a gap between what the City has the ability to pay and the other offer. If the current Prosecutor stays on staff, they could recruit for the position. Regardless of what is decided, action should be taken immediately.

With regard to a road fee, Lewis Young Robertson & Burningham performed an analysis for a potential road fee based on trips of single-family and multi-unit dwellings. The data showed that different trips counted from different types of residential development. The fee would be representative of \$1 million of revenue annually to the City. He stated that if the charges for a single-family dwelling are \$5.60 and a multi-unit dwelling is charged \$3.50 per month, they could generate close to \$600,000 in revenue. Businesses and non-residents with less than two trips would be at \$20 per month and those with more than 20 trips would be \$492 per month. Trips were determined by engineering standards. Public use buildings such as churches and schools would be \$177 per month. The Council suggested condensing the numbers. As a result, Lewis Young Robertson & Burningham came back with the various options.

In one scenario, the City would charge \$4.90 per month for single-family or multi-family residential units. Commercial or public use would be combined to a cost of \$60.20 per month. The Council asked for a scenario with smaller businesses in mind. In this case, commercial buildings that generate 0-4 trips per month would pay \$43.50 per month, whereas commercial buildings that generate more than four trips per month would pay \$248 per month. Administrator Darrington explained when the trips are broken out, the numbers start widening. He created a spreadsheet showing numbers for the Council to consider.

He mentioned that when an engineering study was conducted last year, it was determined that a minimum of \$3.8 million per year would be needed for road funding. In Fiscal Year 2017, the City's Class C revenues will be roughly \$1 million, which can fluctuate with gas prices. There was an additional gas tax passed last year that was estimated to generate an additional \$180,000 per year. The base budget of General Fund money for roads was \$195,000 per year, which was implemented three years ago with an increase franchise fee that was earmarked for roads. The spreadsheet also

takes the bond payment into consideration. Administrator Darrington described the difference between the three-year road plan, which shows fund balance, reserve account, and use of money, as compared to this plan which is only a revenue snapshot on a year-to-year basis.

After reviewing other possible scenarios, Administrator Darrington stated that the City Council does not have the power to control what the City Council does in Fiscal Year 2020. He explained that this is a road map showing the trend they want. The economy and politics can change so anything beyond 2017 is not guaranteed. The City earmarked \$200,000 three years ago of General Fund money to roads and never considered using it for any other uses.

Administrator Darrington opened the discussion regarding the full-time Prosecutor position. Mayor Daniels mentioned that Judge Bullock has spoken to the Council twice and asked for Attorney Petersen's opinion on the workload. She stated that the workload is increasing and has been for quite some time. When the last Prosecutor was hired, the hours were increased from 20-25 to 25-29. The current Prosecutor has expressed concern that this is not enough hours to get everything done. She questioned what level of service they want the Prosecutor's Office to perform and provide for citizens. To hire someone new would put a burden on herself, the Police Department, and the Courts because training would need to be done.

The case load has been increasing, with a total of 900 cases last year. Mayor Daniels agreed that the caseload and severity shows a need for the position to be full-time. Attorney Petersen explained that the severity of the cases has also increased. She noted that there are 10 domestic violence cases per week and twice as many drug cases. On a light day they do 35 cases and on a heavy day 60 cases. Mayor Daniels asked her to provide the Council with the number of cases and severity types from the last few years compared to this year, so the Council can get a picture of how quickly it is increasing. Administrator Darrington mentioned that in the last six years, they have had an average of one Prosecutor per year. The Council agreed to review metrics so they can make a decision next week. Attorney Petersen added that a new State law recently mandated that some drug felonies be pushed to District Court as Class A misdemeanors. Council Member Andersen requested the caseload numbers for the same time period before and after that law was passed.

Administrator Darrington commented that staff will be discussing the City's capital projects in April and will make recommendations for the Council for funding approval. He mentioned the personnel needs listed and the \$50,000 in requests that are not funded.

Council Member Stanley commented that the Council has discretion over the entire budget and asked where they can assess funding options for the pending requests. Administrator Darrington explained that he can look at the existing budgets and create a percentage of cuts within the departments. Council Member Stanley mentioned that he will send some suggestions to Administrator Darrington. Mayor Daniels stated that the entire Council would need to agree that the changes need to be made, especially with the work required from staff. Administrator Darrington stated that staff has created a cost for services provided. Instead of only looking at line items, he recommended looking at services provided that may be reduced or eliminated. He

expressed appreciation for Mayor Daniels recommending that staff be directed by the Council as a body and being considerate of the time and effort involved. He recommended not touching personnel costs and instead taking funds out of operational budgets.

8) DISCUSSION ON AGENDA ITEMS FOR THE MARCH 15, 2016 CITY COUNCIL MEETING.

Mayor Daniels reviewed the items on next week's Council Meeting agenda. He asked about the appointments for the Beautification Committee and requested that City Recorder, Kathy Kresser, set them up with Council Member Andersen and add them to the agenda.

It was reported that there will be an appointment of Council Member Walker to the TSSD and the North Pointe Solid Waste Special Service District Board. Administrator Darrington spoke with the TSSD about the procedure for appointing Council Member Walker to this position. The Council makes the appointment and Council Member Walker is sworn in at the County.

Item 10A will be the adoption of the Fiscal Year 2015 Pleasant Grove City Financial Audit and the Fiscal Year 2015 Comprehensive Annual Financial Report (CAFR). Item 10B will be to extend the final plat approval for Muirfield Estates Plats A & B for three months. Attorney Petersen explained that a resolution had been written and a letter was sent to notify them that an additional 30 days had been granted. However, the applicant feels it will take longer and asked to be on the agenda to request another extension.

Item 10C will be for Resolution authorizing the Mayor to declare a 24-drawer steel filing cabinet as surplus and direct disposal according to the policy. Recorder Kresser mentioned that she found a similar antique online that was \$700. Therefore, they want to declare the item as surplus and sell it. Council Member Stanley asked if there is a money threshold that requires the City to declare items as surplus. Attorney Petersen explained there is nothing required by State law, but in the past the threshold has been \$500.

Item 11A will be a discussion and possible action of the 4000 North Sewer Project. Last, the Council will review refinancing the water bonds, as well as an estimated cost savings that would come as a result. It was noted that a public hearing is not required for refinancing.

9) NEIGHBORHOOD, STAFF, COUNCIL AND MAYOR BUSINESS.

Members of staff shared various updates pertinent to their respective departments. Director Beaumont mentioned that there is a lot of construction going on and they will try to keep project information updated. Fire Chief, Dave Thomas, mentioned that the fire truck in the parking lot is a driving simulator from the Fire School. It will be there for the next few days.

Administrator Darrington mentioned that staff has been approached by individual Council Members to participate in cottage meetings or Facebook websites. The intentions are pure, but he expressed

concern with being tied to the Council Member. He said that if it was on the City-sponsored page, they would feel more comfortable participating.

Council Member Jensen mentioned that the Council Meeting on April 5 falls on Spring Break, and suggested it be cancelled. Council Member Jensen also expressed concerns that were voiced to him about the Pleasant Grove Boulevard medians and the cost of removing them. Staff noted that they have been approached about moving all of the medians, not just the landscaping. Council Member LeMone asked about just removing the landscaping portion. Mayor Daniels mentioned that if they are left in, then they can tear them out in sections as development requires the widening of the street. Council Member requested a rough estimate of how much this would cost. Attorney Petersen reported that they spent \$1 million on betterments on the interchange. Engineer Lewis added that the interchange project only went to 700 South. There would also be significant operational and safety costs that would increase accidents. He strongly recommended leaving the islands.

Council Member Stanley mentioned that people have approached him about the possible action items on the agenda. Attorney Petersen explained that the legal requirement for agenda information is to put the public on notice. Council Member Jensen mentioned that there has been public discussion before. Attorney Petersen stated that this is a carryover from the work session agendas. Council Member Stanley requested there be as few in this category as possible for clarity.

Mayor Daniels mentioned that he would be leaving March 9 and returning March 17.

ACTION: Council Member Walker moved to enter Executive Session. Council Member Andersen seconded the motion. The motion passed with the unanimous consent of the Council.

10) **EXECUTIVE SESSION TO DISCUSS THE SALE OF REAL PROPERTY (UCA 52-4-205 (e) AND TO DISCUSS PENDING OR REASONABLY IMMINENT LITIGATION. (UCA 52-4-205 1 (c))**

Mayor: Michael W. Daniels

Council Members: Dianna Andersen
Eric Jensen
Cyd LeMone
Ben Stanley
Lynn Walker

Staff Present: Scott Darrington, City Administrator

Mayor Daniels asked for further discussion, being none he called for a motion to come out of executive session and go back into regular session.

ACTION: At 10:05 p.m. Council Member Stanley moved to come out of executive session and go back into regular session. Council Member Walker seconded. The motion passed with the unanimous consent of the Council.

Mayor Daniels directed staff to proceed with negotiations on the property mentioned in the executive session. He then called for a motion to adjourn.

11) ADJOURN.

ACTION: At 10:06 p.m. Council Member Jensen moved to adjourn. Council Member Walker seconded. The motion passed with the unanimous consent of the Council.

The City Council Meeting adjourned at 10:06 p.m.

The minutes of March 08, 2016 City Council meeting were approved by the City Council on March 29, 2016.

Kathy T. Kresser, City Recorder, MMC

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