

**Pleasant Grove City
City Council Meeting Minutes
December 1, 2015
6:00 p.m.**

PRESENT:

Mayor: Michael W. Daniels

Council Members: Dianna Andersen
Cindy Boyd
Eric Jensen
Cyd LeMone
Ben Stanley

Staff Present: Scott Darrington, City Administrator
Denise Roy, Finance Director
Corey Cluff, Deputy Fire Chief
Kathy Kresser, City Recorder
Deon Giles, Parks and Recreation Director
Tina Petersen, City Attorney
David Larson, Assistant to the City Administrator
Sheri Britsch, Library and Arts Director
Degen Lewis, City Engineer
Marty Beaumont, Public Works Director
Mike Roberts, Police Captain
Ken Young, Community Development Director

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 Roger Green.

3) **OPENING REMARKS**

The opening remarks were given by Council Member Stanley.

4) **APPROVAL OF AGENDA**

ACTION: Council Member LeMone moved to approve the agenda. Council Member Jensen seconded the motion. The motion passed unanimously.

5) **OPEN SESSION**

Mayor Daniels opened the open session.

Lisa Liddiard gave her address as 1095 East Canyon View Lane and thanked City Attorney, Tina Petersen, for providing clarification last week on the resolution the City passed with regard to Proposition 1. Ms. Liddiard noted that there was a section removed pertaining to UTA mass transit. She explained that there is a difference between compromising on a bill versus a bad bill altogether, and hopes Pleasant Grove will stand up for good bills and resolutions. Council Member Boyd thanked Ms. Liddiard for providing clarifications on the matter.

Christopher Williams who resides at 845 North 100 East, expressed appreciation for Council meeting live streaming. He appreciated the opportunity for citizen participation in public meetings. Mayor Daniels added that staff is also currently looking into a permanent video conferencing system.

Mayor Daniels closed the open session.

6) **CONSENT ITEMS**

- a) **To consider approval of payment vouchers for November 20, 2015.**

The consent items were reviewed and discussed.

ACTION: Council Member Jensen moved to approve the consent items. Council Member Andersen seconded the motion. The motion passed with the unanimous consent of the Council.

7) **BOARD, COMMISSION, COMMITTEE APPOINTMENTS**

Mayor Daniels stated that he posted a renewal for one board member, and later had it removed. He explained that he did not have any concerns with the person in question who had contacted him about continuing for another year. However, he recalled that there was a list of other citizens who had previously expressed interest in the City's many volunteer opportunities. Mayor Daniels interviewed a list of five individuals who have been waiting to serve in these capacities, and he wanted to present the names to the Council. He requested that the Council review the information distributed so that the appointments can be discussed on a future agenda.

Council Member LeMone asked if it would still be possible to advertize the openings on the City's website so that more applicants can apply. Mayor Daniels answered affirmatively. Furthermore, he noted that the individuals who have already applied were specifically recommended by the

Council. Staff mentioned that the open positions are for the Board of Adjustment and Planning Commission.

8) PRESENTATIONS

A) WESSLEE BERGER K-9 PRESENTATION.

Glenn Giles introduced Wesslee Berger, age 8, who has been doing fundraisers for canine officers. Mr. Berger began fundraising for the Salem Police Department with a goal of \$700. They exceeded their goal by \$2,000. Mr. and Mrs. Berger added that there are 400 canine officers representing 10 counties in the State, and their organization is based in Payson. They further described their organization and how they go about fundraising for canine officers and police departments around the State.

B) UTAH MUNICIPAL CLERKS ASSOCIATION (UMCA) TO PRESENT A MASTER MUNICIPAL CLERK (MMC) CERTIFICATE TO CITY RECORDER KATHY KRESSER.

Mayor Daniels introduced Theida Wellman, President of the UMCA, and City Recorder for the City of Layton. Ms. Wellman noted that Colleen Mulvey, Cedar Hills City Recorder, was also present representing UMCA. They recognized City Recorder, Kathy Kresser, for achieving the Master Municipal Clerk (MMC) designation. The UMCA provides education and networking opportunities for municipal clerks around the State. Recorder Kresser had to complete 240 hours of in-class training to receive the MMC designation, which is the equivalent of a bachelors' degree. The UMCA has 261 active members and only 34 of those members have their MMC designation. Ms. Wellman expressed appreciation to the City for supporting Recorder Kresser in this endeavor.

9) ACTION ITEMS WITH PUBLIC DISCUSSION

A) PUBLIC HEARING TO CONSIDER FOR ADOPTION OF AN ORDINANCE (2015-47) CREATING SECTION 10-13C: "AUTOMOBILE SALES OVERLAY" IN THE OVERLAY ZONES CHAPTER OF TITLE 10 IN THE PLEASANT GROVE CITY CODE. (Applicant, J.D. Brisk). DOWNTOWN VILLAGE ZONE.

Community Development Director, Ken Young, presented the staff report and explained that on September 3, 2015, Steve Tholl applied to amend the Downtown Village Permitted Uses list to include automobile sales. This is a use that was specifically excluded by the City Council when the Downtown Village Zone was created. The item went before the Planning Commission on September 4, 2015, and they recommended the request be denied. The request was then forwarded to the City Council on October 20, 2015, and was denied. The City Council, however, felt that there might be a better method for Mr. Tholl to accomplish his objective and suggested that he work with City Staff to find it.

Staff determined that the best course of action would be to create an overlay that would be applied to the property allowing automobile sales. However, the subject property is located at the most significant western entrance to the downtown area and is not suited to automobile sales. Both the

Downtown Village Zone and the Neighborhood Commercial Zone to the west of the property that Mr. Tholl is leasing excludes automobile sales from the permitted and conditional use lists because automobile sales did not meet the intent of these zones. Steve Tholl has had the property owner, J.D. Brisk, make the request for an overlay on his behalf. He explained to staff that he would be unable at this time to make any significant improvements to the property and would like the ability to see if selling automobiles will eventually allow him to buy the property, after which he would plan to make improvements.

If the Automobile Sales Overlay is applied to the property and the applicant's plan to improve the property in three years does not play out, the City has the potential for a property at the gateway to downtown that allows for a use that was never intended for the zone and remains unimproved. Furthermore, the creation of an overlay to allow a single use is not an efficient utilization of City Code. The creation of an Automobile Sales Overlay sets a precedent for determining uses based on individual property user desires rather than planning for an area as a whole, otherwise known as "spot zoning", which does not meet the intent of the General Plan for harmonious land uses within zones.

Any use applied to the property should be generally applicable to the zone, or otherwise generally applicable to similar properties throughout the zone. As the proposed overlay only applies to the Downtown Village Zone and the City Council has already denied a request to add automobile sales to the zone permitted uses list, it appears that the overlay is being created for this property alone, which is an improper use of the City Code.

Director Young explained that with this item the Council will be discussing two separate motions; the ordinance to allow the overlay and the ordinance to change the zone. He stated that should the Council feel like auto sales could be applicable anywhere in the Downtown Village Zone, they could proceed to approve the creation of the overlay. However, the Planning Commission and staff feel that auto sales would be inconsistent with the Downtown Village Zone and recommended denial. The area in question was described and subsequently identified on an aerial map of the zone.

Director Young commented that it may be beneficial for staff and the Council to discuss the vision of the Downtown Village Zone and why particular uses were included and others were not. He explained that the General Plan was updated in 2007, at which point they discussed the downtown area and what was happening there. In 2008, preparations began for the Downtown Action Plan, Downtown Advisory Board, and text for a new zone. Several public hearings took place, including one for the Bella Grace property, which was a 10-story building proposal at that time. The Downtown Advisory Board took it upon themselves to review what uses should be permitted in the Downtown Village Zone. They also determined the theme of the area, which is architectural standards from the turn of the 20th century; between 1890 and 1910.

Council Member Boyd agreed that there are very specific uses that have been identified for the Downtown Village Zone, and other business owners have bought into that vision. She does not want to approve modifications to the zone, which would change that direction. Council Member Jensen commented that the business owners were all involved in the process and the Council at the time committed to protecting the integrity of the area. Mayor Daniels asked Director Young

if the zone already permits car sales. It was noted that it does not. There was continued discussion on the appearance of other auto sales establishments in the neighboring areas. Council Member Andersen commented that there are discussions taking place for a restaurant in front of the Grovecrest Villas development.

Steve Tholl, who resides at 652 North 550 East, American Fork, thanked Director Young for working with him. He referenced a photo that was shown of a car posted for sale, noting that the car in question was for sale on a mechanic's lien. This is common in car mechanics, because a car will be fixed and the owner doesn't ever pay for it. Mr. Tholl commented that most cities have plans laid out for their zones and he approved of the concept of the Downtown Village Zone. However, there are cases where highways or railways run through them, and Pleasant Grove is no exception. He did not foresee a developer wanting to construct a nice building on the property, due to its proximity to the railroad tracks. Mr. Tholl reviewed some of the improvements they would make within a three-year period should their proposal be approved. They are also currently trying to clean the property up and make it more aesthetically pleasing.

Mayor Daniels asked if the landlord was present, and wanted to know how he feels about the request. Mr. Tholl replied that the landlord was upset when he found out that the zoning had been changed to Downtown Village and wanted to involve legal counsel on the matter. However, Mr. Tholl convinced him to work with staff first. The matter was signed over to Mr. Tholl. He then presented photos of some of the improvements that have been made to the building and landscaping. Mayor Daniels asked if they plan on installing curb, gutter, and sidewalk. Mr. Tholl responded that they probably will within a couple of years. Mr. Tholl commented that the City should implement regulations for used car dealerships, noting that some of the dealerships on State Street are unkempt and over-crowded with cars. He stated that once the property has been purchased, a fence on the property will be removed and additional improvements will be made.

Mayor Daniels asked Attorney Petersen if it would be possible to bind Mr. Tholl to a schedule for making the improvements, to which she replied affirmatively. However, Attorney Petersen reviewed what Mr. Tholl has communicated in terms of his plan to first establish the business, then purchase the property and make improvements, all of which are contingent upon the success of the business. Mayor Daniels pointed out that if the Council allows Mr. Tholl to move forward at this point, there is no binding commitment that the improvements will be made later. Council Member Boyd agreed, and commented that nowhere is it written that the City can apply an overlay and then give a business owner up to three years to comply. Mr. Tholl and staff continued to deliberate on the matter. Council Member Jensen asked what the zone was prior to the rezone. Director Young noted that it was Manufacturing District and car sales was also prohibited in this zone as well.

Mayor Daniels opened the public hearing.

Aaron Tholl, Steve Tholl's son, stated that the biggest issue he can gather from the discussion is the lack of guarantee that the improvements will be made. Mr. Tholl asked how long the City plans on holding the Downtown Village Zone to its design standards. Mayor Daniels replied that the requirements will be held indefinitely. The surrounding developments were reviewed, which fit into the vision for the area. Mr. Tholl argued that it is unknown whether or not the subject

parcel will develop into anything better than what the applicant is proposing. He stated that Steve Tholl's proposal is a real solution for the parcel. He echoed some comments made previously.

Jim Wilson gave his address as 559 East 2600 North, in Provo, and stated that he is currently one of the owners of Atop Auto Sales, who is partnering with Mr. Tholl on the project. Mr. Wilson explained that the property will be a great area for a car dealership and their goal is to make it a visually appealing business. Mr. Tholl is in an awkward position because he doesn't own the property. He has the option of purchasing the property but he is still limited in the improvements he would like to make.

Mr. Wilson asked if they would have the assurance that a car dealership could go on the parcel if they were to go ahead and purchase the property now and commit to making all of the necessary improvements up front. Mayor Daniels replied that this would not necessarily be the case and stated that the first thing that needs to happen is the Council needs to decide whether to allow car sales in the Downtown Village Zone. Mr. Wilson stated that they would love to improve the property with the guarantee that they will be able to put in a car dealership. Atop Auto Sales has been in business for 40 years and are currently located on 1400 North State Street in Orem. Mayor Daniels remarked that if Mr. Wilson and Mr. Tholl were to develop a plan and new approach that showed how a car dealership would fit into the Downtown Village Zone, the Planning Commission and staff might be able to get behind the idea. However, the Council has expressed a disinterest in the current proposal.

Christopher Williams, who resides at 845 North 100 East, appreciated that the applicant willingly cleaned up the property prior to it even becoming a site for an auto sales dealership. Mr. Williams was supportive of the site becoming an auto sales dealership because the property across the street could be used for the same purpose. There was brief reference to comments made by Director Young regarding how the property would be graded on a scale of one to 10 in terms of a quality development.

Steve Tholl requested that the Council review the minutes from previous Planning Commission Meetings since there were members of the Commission who were supportive of the proposal. Furthermore, the Commission deliberated extensively on this item. Mr. Tholl reviewed other improvements he hoped to make, which would make the site more appealing as a used car dealership.

There were no further public comments. Mayor Daniels closed the public hearing.

Council Member Stanley commented that he is an advocate for property rights and incremental improvements. Furthermore, he supports business and wants to find a creative way to make the proposal work. He was not sure it was the best move on the City's part to group this particular parcel with the rest of the Downtown Village Zone.

Council Member Andersen felt like the City would be settling for less than the ideal standard by allowing a car dealership on the property, which she finds disappointing. Council Member Andersen believes that on a scale of one to 10, they can make this parcel a "10". She was willing to wait for a better proposal to come forward.

Council Member Jensen stated that he served on the Downtown Advisory Board and explained that if this business doesn't work out, the City has then opened a can of worms. He was not supportive of the proposal because there are too many unknowns. The City has the potential to showcase Pleasant Grove in this particular area. He agreed with Council Member Andersen that they should wait for a better proposal. While car dealerships are valuable businesses that generate sales tax revenue, he did not feel the property in question is in the appropriate location.

Council Member LeMone considered this to be more of an industrial area. In reality, the area currently has a railroad track, a bar, another auto sales establishment, and a gas station. It doesn't necessarily feel like the gateway to the City in its current condition. The businesses already in the area could be there for another 30 years, so it may be wise to work with the property owners to bring them up to a higher standard that is more acceptable. While there are a lot of things that would be more desirable in the area in question, the City does not own the property. Council Member LeMone stated that the improvements should be done sooner rather than later, as is required of other businesses.

Council Member Boyd stated that the City owes it to the current property owners in the Downtown Village Zone to hold all property owners to the same standards. Making an exception to the requirements would be detrimental to the other property owners who have bought into the zone. The Council discussed appropriate motions to make on the item.

ACTION: Council Member Stanley moved that the Council continue Ordinance (2015-47) creating section 10-13C: "Automobile Sales Overlay" in the Overlay Zones Chapter of Title 10 in the Pleasant Grove City Code to a date uncertain. The motion died for lack of a second.

ACTION: Council Member Boyd moved that the Council deny Ordinance (2015-47) creating Section 10-13C: "Automobile Sales Overlay" in the Overlay Zones Chapter of Title 10 of the Pleasant Grove City Code. Council Member Jensen seconded the motion. A public hearing was held. A voice vote was taken with Council Members Boyd, Andersen and Jensen voting "Aye", and Council Members LeMone and Stanley voting "Nay". The motion passed 3-to-2.

B) PUBLIC HEARING TO CONSIDER FOR ADOPTION OF AN ORDINANCE (2015-48) TO REZONE APPROXIMATELY 0.95 ACRES BY APPLYING AN OVERLAY CALLED AUTOMOBILE SALES AND APPLYING IT TO PROPERTY LOCATED AT APPROXIMATELY 90 NORTH 600 WEST IN THE DOWNTOWN VILLAGE ZONE DOWNTOWN COMMERCIAL SUBDISTRICT. (Applicant, J.D. Brisk) LITTLE DENMARK NEIGHBORHOOD.

ACTION: Council Member Stanley moved that the Council strike Item 9B from the agenda. Council Member Andersen seconded the motion. The motion passed with the unanimous consent of the Council.

Mr. Tholl reiterated that it was a pleasure working with Director Young. He expressed appreciation for the Council's feedback, and stated that he understands the vision. He hoped to come forward again with another proposal that will be more in line with the Downtown Village Zone.

Director Young did not believe that an auto sales dealership will ever be in line with the Downtown Village Zone. He would never recommend approval for similar proposals. Council Member LeMone stated that property and business owners have the right to come forward as many times as they want with proposals.

10) ACTION ITEMS WITH READY FOR VOTE

- A) TO CONSIDER FOR APPROVAL A TWO LOT FINAL PLAT CALLED BULLOCK ESTATES CONSISTING OF APPROXIMATELY 1.28 ACRES ON PROPERTY LOCATED AT APPROXIMATELY 1419 NORTH 100 EAST IN THE R-R (RURAL RESIDENTIAL) ZONE. (Applicant, Brent Bullock) *Presenter: Director Young.***

Director Young presented the staff report and displayed an aerial map of the subject property. The applicant was requesting approval of a two-lot subdivision on property located at approximately 1419 North 100 East in the R-R (Rural Residential) Zone. The subdivision is intended to create a flag lot to the rear of the existing home on the property. An application for the preliminary plat was received on September 11, 2015, and staff recommended approval.

ACTION: Council Member LeMone moved that the Council approve a two-lot final plat called Bullock Estates consisting of approximately 1.28 acres on property located at approximately 1419 North 100 East in the R-R (Rural Residential) Zone. Council Member Stanley seconded the motion. The motion passed with the unanimous consent of the Council.

11) ITEMS FOR DISCUSSION - POSSIBLE ACTION

- A) THREE-YEAR COORDINATED ROAD MAINTENANCE PLAN. *Presenter: Director Beaumont *Continued from the November 17, 2015 Meeting.***

Public Works Director, Marty Beaumont, explained that the purpose of the plan is to utilize the limited available funding for Pleasant Grove's roads in a way that brings the most value to the City's system. By utilizing previously gathered information created by J-U-B Engineers, Inc. during the road condition inventory completed in 2012 and subsequent roadway modeling data, staff was able to create a coordinated road plan. The intent is for the plan to be updated each year through the budgeting process so that as a City they are always looking ahead at three years' worth of planned projects.

In creating the plan, staff approached four main concepts. First, they focused on roads that are moving from a less expensive treatment to a more expensive one. Roads naturally deteriorate over time, and as such, different treatments are appropriate during different stages of a road's lifecycle. As a road ages, it gradually transitions to needing increasingly expensive treatments to remain serviceable. By selecting roads for treatment when they are reaching the lower boundary at which such a treatment would be appropriate, the City can extend the life of that pavement spending less money by waiting until further in the future. In practice, this means that, within each treatment category, poorer quality roads will receive funding priority.

The second strategy is to focus on roads where the City can benefit from coordination with utility projects. Utility installations and repairs are one of the principle culprits of accelerated pavement deterioration. Therefore, by selecting appropriate road projects that correspond with necessary utility repairs and upgrades, the City not only eliminates the need to cut newly constructed or refurbished roads but also benefits from overlapping budgets. This results in a net savings to the City by not having to pay for the trench repair and the road surface work separately.

Third, staff determined that where possible, they should focus on roads that have higher traffic volumes. When selecting which road projects to fund, giving priority to the roads with the highest traffic volume ensures that the highest possible number of residents will benefit from the project.

Last, staff suggested using the budget available to do a variety of treatments, rather than just one. The roads budget was broken down to allocate funding to each of the general treatment categories (seal coats, overlays, mill & overlay, and reconstruction). By selecting projects in each category for each year in the plan, the City will ensure that there will always be a variety of roads addressed based on the available budget.

Director Beaumont explained that the City has \$1.5 million available for 2016, which has been discussed in previous meetings. This money has been stocked up over several years, and the plan shows how this money will be used over the next three years. In the 2016 Fiscal Year, staff is proposing to use \$720,313 of those reserves. An additional \$1.03 million in Class "C" Road funding, as well as a General Fund transfer of \$195,000 are also anticipated. The City will make a bond payment in the amount of \$768,813, which gives the City \$1.23 million with which to work. Staff planned for \$1.1 million in projects and is leaving \$130,000 in reserves for any additional, unforeseen expenses. Anticipated revenues and expenditures for 2017 were then reviewed, as well as a chart of project descriptions and recommended treatments.

Director Beaumont mentioned the waterline project on 300 East, as well as forthcoming Questar treatments. John Goodman commented that there aren't any dips in the road along North County Boulevard. Director Beaumont stated that there isn't sufficient funding in the budget to handle all of the roads where utility work is taking place, and not all utility projects will guarantee a new road. However, they will coordinate improvement projects where possible. He suggested that the Council also discuss policies for new developments that want to come in and cut the road for the installation of new utilities. Council Member Boyd asked how potholes reported by citizens will be handled. Director Beaumont replied that if there are potholes citizens are encouraged to report them to the City, as there is funding set aside for these types of minor asphalt repairs.

Council Member Stanley liked the plan presented and asked how it will be circulated to the public. Director Beaumont stated that he would be happy to post it on the website; however, it was noted that the plan is subject to change. City Administrator, Scott Darrington agreed that they need to allow themselves flexibility in the event certain projects need to be pushed back. Mayor Daniels explained that if they are going to publish the data, they have the responsibility to keep it updated. Director Beaumont noted that the roads plan will be updated and approved every year in January during the budgeting process. Council Member Stanley asked if the projects could be adjusted if the Council decided to make a larger General Fund transfer. Director Beaumont answered in the affirmative.

Council Member Andersen did not want anyone to think that she had anything to do with the selection of her street, 300 East. Administrator Darrington agreed that this plan affects elected officials, and stated that for this reason staff is trying to keep the plan focused on the Public Works and Engineering level with the criteria that has been outlined. Council Member LeMone asked if the J-U-B Engineering studies are still available online. Staff answered in the affirmative. Furthermore, if citizens have additional questions they were encouraged to reach out to the Public Works and Engineering staff directly. Council Member Jensen remarked that the road plan shows that the City has not been sitting idly on this issue. He thanked Staff for their efforts and preparation.

12) DISCUSSION ITEMS FOR THE DECEMBER 8, 2015 MEETING

Mayor Daniels briefly reviewed the items on next week's agenda. Item 10C, an Ordinance adopting next year's meeting schedule, received further comment and discussion from the Council. Administrator Darrington explained that the meeting schedule will change next year to only two City Council meetings per month. He and Recorder Kresser designed the meeting schedule to be the first and third Tuesdays of every month. In August, the meetings will be the 2nd and 4th Tuesdays due to the primary election. Joint City Council and Planning Commission meetings will take place on the 5th Tuesdays.

Council Member LeMone asked for the reasoning behind this change. Administrator Darrington explained that going down to only two meetings per month will give staff more time to prepare. Furthermore, most City Councils meet twice a month.

Council Member Andersen commented that the current meeting format doesn't allow the Council to come back and discuss larger issues, similar to what would occur specifically in a Work Session. Administrator Darrington stated that the new meeting schedule will allow flexibility in calling a Work Session on one of the off Tuesdays. The Council further deliberated on the structure of Council Meetings and how this affects decision-making. Attorney Petersen also stressed the importance of Work Sessions, which allow her to provide a legal perspective on some of the feedback given during public hearings.

Council Member Boyd remarked that in her time as a member of the Council she had never felt that attending meetings four times a month was a waste of time. As a Mayor and Council, they were elected to fight for the community and reducing those meetings feels like they are limiting their devotion to their roles as elected officials. Lynn Walker also commented that the meeting schedule will depend on how long the meetings are every other week.

Mayor Daniels explained that the Council used to have two Work Sessions and two Regular Meetings each month, which aided in the decision-making process. However, all meetings need to take place publicly; therefore, he didn't see a difference in categorizing all meetings in the same way, as long as they take place weekly. Staff and the Council discussed whether it is critical that all department directors be present at all meetings. Council Member LeMone suggested holding three Council Meetings per month; one Work Session and two Regular Meetings. Council Member Stanley added that it would be helpful if staff sent a weekly administrative email containing updates relevant to each department. Administrator Darrington agreed that this is a

good idea. Generally, the Council was in favor of holding three meetings per month. Mayor Daniels proceeded to review the remaining items on next week's agenda.

13) NEIGHBORHOOD AND STAFF BUSINESS

Members of staff shared updates respective to each of their departments. NAB Chair, Libby Flegal, noted that anyone who uses the Council Chambers or other conference rooms needs to be sure to set them back up as they were before leaving the room.

Director Young reminded the Council to contact him with any additional suggestions or contributions that they would like to make to the next discussion on accessory apartments. Director Beaumont announced the upcoming Prepare 60s Seminar, and noted that registration ends this Thursday. He also reported that the plans for the 4000 North sewer line will be available on Thursday, and the bid opening is two weeks from Thursday.

Library and Arts Director, Sheri Britsch, reported that tonight the annual Mrs. Santa Claus event took place, which is always very popular. The PG Players will also be doing their first Christmas production this year. Lastly, Director Britsch commented that she really likes being in the loop through Council meetings, and often receives questions from her staff and library patrons on other issues.

Finance Director, Denise Roy, reported that she is working on the CAFR, and will have it done before Christmas. Attorney Petersen stated that she is working an audit of all the legal claims that have been made against the City. When she first started working for the City, there was a list of 10 or 11 civil cases in that one year. She reported that this year the City had zero cases filed against them. Lastly, City Engineer, Degen Lewis, provided brief updates on the land donation.

14) MAYOR AND COUNCIL BUSINESS

Council Member Stanley reminded those present of the Messiah concert on December 5th at 7:00 pm. He also mentioned that he sent out an email pertaining to the OUTRAGE Program, relating to e-cigarettes in the City's parks. Council Member Stanley also requested updates on the Hammond property. Attorney Petersen replied that she sent out an email about a week ago indicating that they approved the agreement that was sent.

Council Member LeMone commented that she would like to start reviewing website updates next year. She also reported that she'd like to start a Downtown Advisory Committee comprised of business owners and residents who are passionate about bringing new and improved events downtown to revitalize the community, especially around different holidays. Council Member LeMone stated that in addition to discussing meeting formats next week, they should also have a discussion regarding meeting decorum. Mayor Daniels suggested adding it as a second agenda item.

Council Member Jensen announced that Hometown Heroes will be December 7th from 4:00 to 8:00 p.m. at Stonegate. Mayor Daniels mentioned that the end-of-year party for the Chamber will also be this coming Thursday. The Public Safety Building Committee will be meeting tomorrow

night to compile additional information for the applicants who are putting in a bid. All three of the finalists will then be interviewed. Mayor Daniels reported that the three most qualified candidates are also the least expensive.

On a personal note, Mayor Daniels announced that as of today the Water Gardens kettle corn has been delivered to all Macey's and Associated Foods stores in the State, and in some parts of Nevada as well, for a total of 67 stores.

15) SIGNING OF PLATS

No plats were signed.

16) REVIEW CALENDAR

The City Council will meet on December 8th and 15th, and then will be done meeting for the remainder of the year. Staff will discuss potential days for the Budget Retreat.

17) ADJOURN

ACTION: Council Member LeMone moved to adjourn. Council Member Stanley seconded the motion. The motion passed with the unanimous consent of the Council.

The City Council Meeting adjourned at 9:34 p.m.

Minutes of December 1, 2015 were approved by the City Council on January 5, 2016.

Kathy T. Kresser, City Recorder, MMC

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