

**Pleasant Grove City
City Council Meeting Minutes
October 27, 2015
6:00 p.m.**

PRESENT:

Mayor: Michael W. Daniels

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

Staff Present: Scott Darrington, City Administrator
Denise Roy, Finance Director
Dave Thomas, Fire Chief
Britt Smith, Police Lieutenant
Kathy Kresser, City Recorder
Deon Giles, Parks and Recreation Director
Marty Beaumont, Public Works Director
Tina Petersen, City Attorney
Degen Lewis, City Engineer
David Larson, Assistant to the City Administrator
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 Council Member Jensen.

3) OPENING REMARKS

The opening remarks were given Council Member Stanley.

4) APPROVAL OF AGENDA

1 City Administrator, Scott Darrington, stated that Item 8A needs to be discussed prior to the open
2 session.

3
4 **ACTION:** Council Member Stanley moved to approve the agenda with the aforementioned
5 change. Council Member Jensen seconded the motion. The motion passed with the unanimous
6 consent of the Council.

7
8 **5) OPEN SESSION**

9
10 *Note: Item 8A was discussed prior to the open session.*

11
12 Mayor Daniels opened the open session.

13
14 Nate Seacrest gave his address as 992 1000 West, in American Fork. He was speaking on behalf
15 of a group developing an app called the Forum who is currently seeking pilot partners. The app
16 will allow citizens to receive City Council Meeting agenda items directly to their phones. App
17 users will be able to select agenda items that are of interest to them and receive notifications
18 pertaining to them via text message, including other public comments that are made as they arise.
19 They will also have the opportunity to livestream a Council Meeting while the matter is being
20 discussed. Mr. Seacrest explained that this will provide local governments with the ability to
21 connect to their citizens in ways that have not been possible in the past. Long term goals include
22 video streaming of Council Meetings, video conferencing of public comments, bill pay, etc.
23 Administrator Darrington stated that staff will be meeting with Mr. Seacrest and his team to discuss
24 the possibilities.

25
26 There were no further public comments. Mayor Daniels closed the open session.

27
28 **6) CONSENT ITEMS**

- 29
30 a) **City Council Meeting Minutes:**
31 **City Council Minutes for the October 7, 2015 meeting**
32 b) **To consider for approval paid vouchers for October 23, 2015**

33
34 **ACTION:** Council Member LeMone moved to approve the consent items. Council Member
35 Jensen seconded the motion. The motion passed with the unanimous consent of the Council.

36
37 **7) BOARD, COMMISSION, COMMITTEE APPOINTMENTS**

38
39 There were no appointments.

40
41 **8) PRESENTATIONS**

- 42
43 **A) UPDATE ON THE STATUS OF THE THREE YEAR ROAD PLAN. *Presenter:***
44 ***Director Beaumont.***

45
46 *Note: Item 8A was discussed prior to the open session.*

1 Public Works Director, Marty Beaumont, explained that staff is still waiting to hear back from
2 utility agencies who will be doing projects in the City in the next five years. He teamed up with
3 Dean Lundell to review current and projected budget numbers and subtracted expenditures
4 associated with the bond repayment. The City has many expensive road needs and has saved a
5 little bit of funding with which to compete those projects. There will also be times where the City
6 will want to reserve funds to be used for projects the following year.

7
8 The three-year road plan will show a timeline of various treatments on roads that need to be
9 prioritized as well as roads that will bring the best value to the City's overall road system. Staff
10 identified four types of treatments: seal coat and crack sealing, overlays, mill and overlays, and
11 reconstruction. Director Beaumont described the difference in cost between various treatments.
12 He responded to a question from Council Member Andersen by explaining that staff anticipates a
13 zero to five-year plan with some utility companies since those projects are less defined within a
14 specific timeline. The City always looks for opportunities to work with utility companies because
15 it increases time and cost effectiveness.

16
17 Director Beaumont stated that staff has not programmed every dollar to be spent within the three-
18 year plan. Approximately 15% of the budget has been reserved for other types of projects that
19 may come up. The plan will be updated on an annual basis. The next step will be a presentation
20 of the plan on November 17. Council Member LeMone requested that Director Beaumont send a
21 draft of the plan to the Council so that they can relay information to the public.

22
23 **9) ACTION ITEMS WITH PUBLIC DISCUSSION**

24
25 There were no action items with public discussion.

26
27 **10) ACTION ITEMS WITH READY FOR VOTE**

- 28
29 **A) TO CONSIDER FOR APPROVAL A SITE PLAN FOR THE VALLEY GROVE**
30 **BUSINESS PARK AND RETAIL DEVELOPMENT ON APPROXIMATELY 22.8**
31 **ACRES LOCATED AT APPROXIMATELY 2000 WEST GROVE PARKWAY IN**
32 **THE GROVE ZONE, INTERCHANGE SUBDISTRICT. (SAM WHITE'S LANE**
33 **NEIGHBORHOOD) *Presenter: Director Young.***

34
35 Community Development Director, Ken Young, explained that the above project is being proposed
36 near the freeway. He identified the location of the project using an aerial map of the area in
37 question. The plat requires further review by the Planning Commission prior to coming forward
38 to the City Council. There are a total of six buildings for office use, four for retail use, and two
39 vacant pads reserved for future retail use. Phase I will include two, single-story office buildings.

40
41 Director Young presented a landscaping plan that showed the existing landscaping that is adjacent
42 to the street as well as other landscaping materials to be used throughout the project. Elevation
43 drawings for the office and retail buildings were reviewed. Director Young stated that the six
44 single-story office buildings will comprise 157,034 square feet. The retail buildings will comprise
45 34,467 square feet. Renderings of the project from a bird's eye view were presented. It was noted
46 that rooftops will be visible as one drives into the community from the freeway.

1 The proposal includes a request from a waiver for the design standards. Director Young explained
2 that according the General Plan vision, the purpose of the Grove Zone is to establish basic
3 standards for structures, landscaping, and other improvements on properties within the Grove Zone
4 that promote high quality, innovative site design and sufficient land usage. The zone further seeks
5 to foster development that will provide the Grove Zone with a special district identification that
6 will increase property values. This will protect real estate investments, spur commercial activity,
7 and attract new business and residential opportunities. The creation of the proposed special district
8 will be encouraged through a coordinated set of design principles for buildings, site planning,
9 landscaping, and signage. The principles are intended to guide individual development activities
10 so that they work together visually. No land use or development within the boundaries of the
11 Grove Zone will be commenced or approved, except those that conform to the guidelines.

12
13 Director Young explained that high quality architecture and sight design that creates an attractive
14 gateway and signature image from I-15 into Pleasant Grove are the intentions of the Grove Zone.
15 Specific building materials are to include recycled steel and durable metals, non-reflective glass,
16 pre-finished steel, TerraNeo (stucco or stone look materials), split-based block, treated concrete,
17 and castle stone accents. Design components of the Interchange Subdistrict materials should be
18 durable and low-maintenance, have curvatures, and extended decorative eaves should be
19 noticeable features. He opined that the challenge faced by leadership in Pleasant Grove is to
20 continue to provide land use policies and regulations that preserve the quality of an environment
21 desired by the citizens, while simultaneously accommodating quality growth.

22
23 Director Young showed images of design standards as they have been explained. doTERRA, for
24 example, is outside the Interchange Subdistrict; however, they obtained a waiver to become more
25 like the Interchange Subdistrict in terms of design style. Images of the proposed hotel and
26 convention center as approved in the site plan was shown. The Synergy, Horrocks Engineering,
27 Mozy Inc., and BMW dealership buildings were also provided as design examples. Director
28 Young presented images of other buildings St. John Properties has developed around the country
29 and stated that they are boxy, elementary school-looking buildings that could fit anywhere. In
30 other words, they do not have a signature image and do not encourage efficient land use.

31
32 Director Young stated that good, quality architectural design sets the tone and continuance of the
33 quality of economic development. He asked the Council to consider whether the proposed design
34 meets the purpose and intent of a signature image at the Gateway into the community.
35 Furthermore, he asked the Council to consider whether the proposal from St. John Properties
36 encourages efficient land usage. Director Young opined that one-story buildings do not maximize
37 the potential development and pointed out that this particular site plan is over-parked. City Code
38 requires 707 total parking spaces for the square footage proposed with the plan proposing 1,039
39 parking spaces. A few years ago, fast food and convenience stores were not permitted in the
40 Interchange Subdistrict because they detract from the unique appeal desired for the area.
41 Additional photos of commercial/retail buildings St. John Properties has developed were
42 presented.

43
44 This proposal had been reviewed at length by staff, the Planning Commission, and the Design
45 Review Board. Director Young stated that in his opinion, the Design Review Board and Planning
46 Commission felt that due to a potential waiver from the City Council, there wasn't a lot that they

1 could do in terms of recommending denial of the project. They did, however, make the following
2 recommendations:

3
4 The Design Review Board met and reviewed this project on Wednesday, September 23, 2015.
5 Their recommendations, should the waiver to the design requirements be granted by the City
6 Council, were:

- 7
8 1. The view of air conditioning units and other rooftop facilities should be screened from the
9 road.
- 10
11 2. Lighting types and poles should be shown.
- 12
13 3. Snow removal plans should be established.
- 14
15 4. Streetscape elements such as benches should be included in the project.

16
17 The Planning Commission reviewed this project on Wednesday, September 24, 2015, and
18 recommended that should the waiver to the design requirements be granted by the City Council,
19 the project should be approved (in a 6-to-1 vote) with the following recommendations:

- 20
21 1. All final Planning, Engineering and Fire Department requirements are met.
- 22
23 2. The City Council should review the Code, specifically section 10-14-20, Urban Design
24 Standards.
- 25
26 3. More specific requirements, criteria and definitions should be provided for the standards.
- 27
28 4. The City Council should review the purposes of the Grove Zone and the Interchange
29 Subdistrict.
- 30
31 5. The applicant should consider modifications to the office buildings design to more closely
32 and meet the established standards.

33
34 Staff was of the opinion that while the City Council has the ability to waive requirements according
35 to the City Code, it is staff's opinion that waiving any requirements would not be in the interest of
36 the City and would not meet the intent of the City Code. Based on this, it was strongly
37 recommended that the project only be approved with conditions that will require compliance with
38 all aspects of the City Code.

39
40 Mayor Daniels asked if the screening of rooftop facilities will apply to the entire stretch of frontage
41 on both the Pleasant Grove and North County Boulevards. Director Young responded that this
42 requirement will apply only to the properties identified in the site plan. Mayor Daniels asked if
43 staff was specific with the applicant in terms of what design standards are needed to qualify for
44 approval. Director Young explained that staff has worked through all of the planning and
45 engineering details. The only two issues that still need to be resolved are storm drainage and
46 design.

1 The applicant, Daniel Thomas, stated that Director Young has been great to work with and has
2 been very upfront. He asked the Council whether or not there is anything in particular they would
3 like to know concerning the project.
4

5 Council Member Jensen stated that they can work through the waiver issue and suggested that with
6 a few modifications the buildings can look great and enhance Pleasant Grove's freeway entrance.
7 He remarked that St. John Properties will set the standard in developing at the Interchange
8 Subdistrict, because they will be one of the first developers in the area. Mr. Thomas clarified that
9 the project has 13 lots and, therefore, they do not want to have 13 identical buildings.
10

11 Council Member Boyd asked Mr. Thomas if he reviewed the City's design requirements prior to
12 purchasing the land. Mr. Thomas answered affirmatively. Council Member Boyd asked him what
13 his thought process was at that point. Mr. Thomas believed that the project meets the Code
14 requirements. Council Member Boyd inquired as to why Mr. Thomas was requesting a waiver if
15 he believes the project already meets the requirements. Mr. Thomas stated that they have not
16 officially asked for a waiver. They requested that the project be reviewed by the Council because
17 the Design Review Board and Planning Commission could not determine whether the project met
18 the Code requirements. Director Young confirmed that while St. John Properties has not officially
19 requested a waiver, staff determined that a waiver would be needed for the project to meet City
20 Code. He also noted that no other developers have requested a waiver in the Grove. Mr. Thomas
21 argued that the project was designed to meet the Code.
22

23 Council Member Jensen asked if it is feasible to add some of the desired design elements to the
24 buildings. Mr. Thomas answered in the affirmative and explained that there is a science behind
25 their buildings being designed a certain way. He noted that it is based on user feedback.
26 Mr. Thomas briefly explained the need of St. John Properties users. Council Member LeMone
27 remarked that as a Council they have to make sure that they are satisfying the needs of their users,
28 the citizens. She emphasized that the property in question is a prime area because it is the entrance
29 into the City.
30

31 Council Member Stanley asked Mr. Thomas to respond to the issue of whether the property is
32 over-parked. Mr. Thomas responded that according to Mr. Brandon Fugal he is under-parked
33 every day. He explained that standard marketing requires four parking spaces per 1,000 square
34 feet of office space. However, technology has revolutionized how office space is used, thereby
35 increasing parking needs to 10 parking spaces per 1,000 square feet. Director Young noted that
36 City Code requires one parking space per 300 square feet and retail is one parking space per 200
37 square feet. Mr. Thomas argued that while he has over-parked the property, if he were to park
38 based on Code requirements there wouldn't be any tenants.
39

40 Council Member Stanley asked Mr. Thomas to address each of the concerns as raised by the
41 previous governing bodies. Mr. Thomas explained that all of their buildings have rooftop
42 screening. Lighting types and poles are shown in their submittal and all lighting poles are LED
43 with 24-hour energy sufficiency. Furthermore, they met with a solar provider earlier in the day
44 regarding the possibility of adding solar capabilities to the buildings as well. The rooftop screening
45 features were then described at the request of Council Member LeMone. With regard to trees, the
46 project site will have 268 trees. There are a couple of trees that need to be removed in order to

1 correct grades for storm water and detention; however, the trees in the street landscape will be
2 untouched. Streetscape elements such as benches will be included in the project in order to
3 enhance green space.
4

5 Mayor Daniels was underwhelmed by the presence created by the office product and felt that the
6 red brick looks very out of place in Pleasant Grove. Administrator Darrington noted that St. John
7 Properties has consistently proposed single story buildings. Mayor Daniels felt that the proposed
8 project would be a waste of space. Mr. Thomas explained that they intentionally planned single
9 story buildings because there is already 500,000 square feet of midrise buildings on Pleasant Grove
10 Boulevard. Furthermore, the Bakers intend to build more. Mr. Thomas was of the opinion that
11 single story buildings will attract a retail campus and community-like atmosphere. Many tenants
12 prefer the accessibility and visibility of single story buildings. Mayor Daniels reiterated that the
13 office buildings do not meet the standards outlined in the architectural guidelines. He wasn't
14 necessarily opposed to the retail buildings and stated that name brand retailers sometimes have
15 their own architectural requirements that stand out (such as Best Buy with the gold tag).
16

17 Council Member Andersen did not object to the site plan and thanked Mr. Thomas for his
18 presentation. However, she did share concerns with the overall feel of the project. Currently the
19 City needs to decide whether they want to be Sugar House or West Valley. She did not believe
20 that adding the other architectural features will cost that much more and that those features will
21 make the development more inviting.
22

23 Mr. Thomas explained that pads are built for users that have their own requirements, such as Olive
24 Garden. Furthermore, the 50/50 requirement is not retail office. Rather, it is 50% non-professional
25 uses as outlined in the Code. Mayor Daniels stated that they have already discussed with
26 Mr. Thomas a configuration of the uses permitted in the zone. Mr. Thomas stated that the Code
27 does not specifically state "Retail". City Attorney, Tina Petersen, explained that staff has been
28 clear with Mr. Thomas that the retail component is something that will generate sales taxes. Mayor
29 Daniels asked Mr. Thomas if he objected to the language that the area is to be used solely for
30 retail/commercial purposes. Mr. Thomas answered in the affirmative. There was further
31 deliberation on whether the proposal meets City Code. Previously made discussion points were
32 reviewed.
33

34 Director Young asked the Council to consider whether predominant architectural features can be
35 tied to a certain percentage or to the visual impact of the building. Mr. Thomas referenced a
36 commercial/retail building in Draper as an example that they modified. Council Member Boyd
37 recalled that in a previous discussion Mr. Thomas indicated that he did not anticipate any retail in
38 the next 10 years. Mr. Thomas replied that he cannot change the market, however, he can give
39 retailers a reason to move to certain areas. His opinion was that without any development in the
40 area, Pleasant Grove will never have retail in the zone. Council Member Andersen asked if they
41 would be willing to implement more retail in the project. Mr. Thomas answered in the affirmative.
42 He also mentioned that they currently are in negotiations to purchase more retail property along
43 North County Boulevard that would be 100% retail and complement this project.
44

1 The Council discussed whether to take action tonight. Mayor Daniels pointed out that there are
2 fundamental disagreements between staff and the applicant. If the site plan is approved tonight,
3 the Council would be going against what has already been approved and planned for the area in
4 question. He was of the opinion that the Council is moving away from the standards they set for
5 the Grove Zone, Interchange Subdistrict. Council Member Stanley commented that the Planning
6 Commission and Design Review Board passed the item on with the request that the Council
7 reevaluate whether or not the vision for the Grove was correctly articulated.
8

9 Lisa Coombs, a member of the Planning Commission, gave her address as 1742 East Cherokee
10 Drive. She explained that the Planning Commission did not give a favorable vote on the project
11 because they did not believe the buildings being presented represented what the Council had in
12 mind for the area. Comments were made indicating that the design was not overwhelming enough
13 to get people off of the freeway and into Pleasant Grove. She could not recall whether the
14 Commission specifically addressed the concern of one or two-story buildings; however, they were
15 concerned with the fact that the buildings were plain and unappealing.
16

17 Jennifer Baptista, a member of the Planning Commission, echoed Commissioner Coombs remarks
18 that this was an item that received a lot of deliberation at the Commission level. Their primary
19 argument was whether the proposal fit within City Code. All of their opinions were different as
20 to how to define the terminology. They couldn't deny it because they couldn't argue strongly
21 enough that it didn't fit Code. Therefore, they decided that because they could not decipher the
22 specifics of the Code and did not have the authority to rewrite legislation, the best course of action
23 was to pass the item on to the Council.
24

25 Director Young added that the Planning Commission's vote was split and not a majority. Council
26 Member Stanley stated that while the Council should re-examine the expectations written in the
27 Code, they should not be inclined to hold up a specific project that the public seems to want.
28 Council Member Boyd argued that the City has already demonstrated their expectations in the
29 sense that there are already developments that have occurred in the Grove Zone.
30

31 Mayor Daniels summarized the discussions that have taken place up to this point and Attorney
32 Petersen provided examples of the types of actions the Council could make on the item.
33 Mr. Thomas and the Council further deliberated on modifications that would enhance the quality
34 of the buildings. He then made reference to Banana Republic at City Creek as having particular
35 porcelain accent materials that St. John Properties has replicated in some of their buildings.
36

37 **ACTION:** Council Member Jensen moved that the Council continue approval of a site plan for
38 the Valley Grove Business Park and retail development on approximately 22.8 acres located at
39 approximately 2000 West Grove Parkway in the Grove Zone, Interchange Subdistrict, to a date
40 certain - indefinite. Council Member Andersen seconded the motion. The motion passed
41 unanimously.
42

1 **B) TO CONSIDER FOR ADOPTION A RESOLUTION (2015-036) AUTHORIZING**
2 **THE MAYOR TO EXECUTE AN EASEMENT AGREEMENT IN FAVOR OF T-**
3 **MOBILE WEST, LLC FOR ACCESS TO TELECOMMUNICATIONS**
4 **EQUIPMENT AT MANILA PARK BASEBALL FIELDS AND PROVIDING FOR**
5 **AN EFFECTIVE DATE. *Presenter: Attorney Petersen.***
6

7 Attorney Petersen stated that the City has an existing cell tower at Manila Park that was built by
8 Clearwire. T-Mobile is proposing to extend the existing tower by 25 feet and collocate. In order
9 to do so they would need an access easement for egress and ingress to reach their equipment.
10 Attorney Petersen noted that a description and drawing of the easement is included in the staff
11 report. Furthermore, the City will be receiving an increased rental amount from Clearwire due to
12 the collocation of T-Mobile at that tower. The applicant has worked closely with Parks and
13 Recreation Director, Deon Giles, to ensure that their operations will not impede on City functions;
14 namely, they will not impact the lights at the ball field during installation if baseball games are
15 either being played or planned during the construction period.
16

17 **ACTION:** Council Member Stanley moved that the Council adopt a Resolution (2015-036)
18 authorizing the Mayor to execute an Easement Agreement in favor of T-Mobile West, LLC for
19 access to telecommunications equipment at Manila Park Baseball Fields and providing for an
20 effective date. Council Member Andersen seconded the motion. The motion passed with the
21 unanimous consent of the Council.
22

23 **11) ITEMS FOR DISCUSSION - POSSIBLE ACTION**
24

25 There were no additional items for discussion.
26

27 **12) DISCUSSION ITEMS FOR THE NOVEMBER 10, 2015 MEETING**
28

29 It was reported that on November 10, Glynis Carter will present the Utah Valley Women Initiative
30 Program. Item 9A will be a public hearing to consider a rezone of approximately 37.9 acres from
31 the Grove Mixed Housing Subdistrict to the Grove Commercial Sales Subdistrict on property
32 located at approximately 100 South 1650 West and at approximately West State Street in the Grove
33 Mixed Housing Subdistrict. Staff noted that the Council should anticipate a lot of opposition on
34 the item and that the Planning Commission unanimously voted against the item.
35

36 Item 9B will be a public hearing to consider a request by Pleasant Grove City for a proposed text
37 amendment to City Code Section 10-9A-8: Yard Requirements, modifying architectural
38 requirements for accessory buildings in the R-R (Rural Residential) Chapter of the Pleasant Grove
39 City Code. Staff found that the R-R Zone needed touching up in regard to large projects where
40 accessory buildings can be set back at least 75 feet from regular structures. Those particular types
41 of structures should not have the same architectural matching requirements. The item was
42 reviewed by the Planning Commission and was recommended favorably.
43

44 Last, Item 10A is a final plat for Jackson Jones, Item 10B is a Resolution to surplus computers,
45 and Item 10C involves a Lease Agreement for Verizon Wireless.
46

1 **13) NEIGHBORHOOD AND STAFF BUSINESS**

2
3 Members of staff shared updates relevant to their respective departments. NAB Chair, Libby
4 Flegal, noted that she still has not received recommendations for the Little Denmark Neighborhood
5 Chair position.

6
7 Director Young gave an update on the application presented at the last meeting by Steve Tholl.
8 Staff met with Mr. Tholl regarding the best course of action to accomplish his intent with the
9 property on 600 West and Center Street. Mr. Tholl indicated to staff that he will not be able to
10 make any improvements to the property unless his auto business is successful enough for him to
11 purchase the property. He was predicting at least three years before this will occur. In the
12 meantime, he wants to leave the property as-is, with the exception of clean-up, and sell used cars.
13 Therefore, there was no guarantee that the property will ever be improved. Under the
14 circumstances, Director Young stated that he cannot and will not recommend approval for the item
15 to come forward again to the Council. He asked for direction from the Council on whether to have
16 Mr. Tholl go through the entire review process again, if ultimately the project will be denied again.
17 Mayor Daniels stated that Mr. Tholl has paid the application fee and has the right to be heard.
18 However, he acknowledged that it sounds as if nothing has changed in Mr. Tholl's proposal.
19 Council Member LeMone stated that staff needs to be clear with the applicant on what they can
20 likely expect as an outcome.

21
22 Fire Chief, Dave Thomas, reported that there was a small contents fire at a State Street Grill the
23 previous day. While there was some damage to machinery, there was no structural damage. In
24 fact, they were open for business again today. Chief Thomas then read a letter from a citizen in
25 response to the treatment and help of the City's emergency responders. Police Lieutenant, Britt
26 Smith, reported that the Police Department is entering into their annual Operation Santa's Beard
27 charity cause. Officers pay for the right to grow facial hair for two months and the proceeds benefit
28 needy families in the community. He encouraged others to participate and noted that the buy-in
29 fees are \$50 and \$100 for goatees and beards, respectively. Furthermore, the Police Department
30 is taking referrals for families in need this year.

31
32 Library and Arts Director, Sheri Britsch, reminded those in attendance of the Veterans Day
33 Program scheduled for Wednesday, November 11. New Finance Director, Denise Roy, was happy
34 to be working for Pleasant Grove City. Today was her first day on the job. Administrator
35 Darrington announced a couple of upcoming ribbon cuttings for several companies. Neron Real
36 Estate will have a ribbon cutting on November 4 at noon, by invitation only. Alpine School District
37 will hold their ribbon cutting event for the new facility at Battle Creek Park on November 24. City
38 Recorder, Kathy Kresser, reported that early voting has been a success up to this point.

39
40 **14) MAYOR AND COUNCIL BUSINESS**

41
42 Council Member Andersen noted that she has been receiving numerous Everbridge messages.
43 Lieutenant Smith reported that there has been an operator error and occasionally certain groups
44 are selected. Furthermore, there are various options that users can opt into that send updates to
45 various lines. Currently the Department is working out those kinks. Council Member LeMone
46 announced that there will be trick-or-treating at the park on Halloween from 3:00 to 5:00 pm.

1 Mayor Daniels gave updates on the Public Safety Building Committee. He noted that so far every
2 vote has been unanimous among those participating, which speaks volumes on their commitment
3 to the public. Six criteria have been identified for building a new Fire Station, remodeling or
4 rebuilding a Police and Courts Building, and one possibility of building all three together. The
5 two locations they are looking at are either downtown or at the Pipe Plant Property. The
6 Committee is aware of the issues associated with each property.

7
8 The Committee was seeking permission from the Council to engage an outside architect in a
9 Professional Services Agreement to conduct a review of cost estimates for each option. They feel
10 this will be less expensive than what has been done in the past because all of the programming
11 work has been done. Administrator Darrington added that it would cost \$15,000 to \$25,000 to
12 have this review conducted, and the funding would be public safety impact fee money that has
13 specifically been earmarked for this type of project. Mayor Daniels reported that the Committee
14 asked Curtis Miner to conduct the review because he has a history of building these types of
15 facilities. Furthermore, he has experience evaluating the various options in Pleasant Grove.
16 Currently, Mr. Miner is doing work in Lindon. Mayor Daniels called for a Special Meeting on
17 Thursday morning at 8:30 a.m. to approve the expenditure.

18
19 **15) SIGNING OF PLATS**

20
21 There were no plats signed.

22
23 **16) REVIEW CALENDAR**

24
25 There were no additional calendar items to review.

26
27 **17) ADJOURN**

28
29 **ACTION:** Council Member Andersen moved to adjourn. Council Member Jensen seconded the
30 motion. The motion passed with the unanimous consent of the Council.

31
32 The City Council Meeting adjourned at 8:35 pm.

33
34 Minutes of October 27, 2015 were approved by the City Council on November 10, 2015.

35
36
37
38 _____
39 Kathy T. Kresser, City Recorder

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