

**Pleasant Grove City
City Council Meeting Minutes
Work Session
Tuesday, November 7, 2023
4:30 p.m.**

Mayor: Guy L. Fugal

Council Members: Dianna Andersen
Brent Bullock
Eric Jensen
Cyd LeMone
Todd Williams

Staff Present: Scott Darrington, City Administrator
Deon Giles, Parks Director
Kathy Kresser, City Recorder
Drew Engemann, Fire Chief
Neal Winterton, Public Works Director
Megan Zollinger, Recreation Director
David Packard, Human Resources Manager
John Clayton, Police Lieutenant
Kyler Brower, Assistant to the City Administrator
Keldon Brown, Police Chief
Denise Roy, Finance Director
Daniel Cardenas, Community Development Director

Excused: Tina Petersen, City Attorney

The City Council and staff met in the Community Room, 108 South 100 East, Pleasant Grove, Utah.

4:30 P.M. WORK SESSION

Mayor Fugal called the meeting to order at 4:30 p.m. and welcomed those present.

City Administrator, Scott Darrington, reported that the Work Session would first briefly address the pool repairs after which there would be a presentation on the Downtown Development. The remaining scheduled items would be addressed at the Council Meeting. Item "b" was heard first.

a. Downtown Development Discussion.

Administrator Darrington introduced Noel Vallejo, the former owner of TestOut, which was recently sold, and the current owner of most of the west side property on Main Street between

Center Street and First South. Mr. Vallejo, through Noel R. Vallejo, LLC ("NRV"), was working on a concept proposal for the area, which both he and the mayor have seen. Input was now sought from the City Council. No decisions were to be made at this meeting. Project Director, Bryce Harding; Architect, Michael Lee; Consultant, Pat Scanlon; and Real Estate Developer, Kris Longson were also present.

Mr. Vallejo reported that his family has been involved in Pleasant Grove for many years and stated that TestOut has been on Main Street for 29 years. During that time, additional Main Street property has been acquired. They originally chose the one they were in because it was closer to home and was less expensive. The family has remained in the area because of their love for the people, the area, and opportunities to be a part of the community. When TestOut was sold this past January, they kept the buildings and sold the assets. They now desire to do something with it to preserve the Main Street feel. Tonight's presentation will show how they envision the area being developed in the hopes that the City Council will be receptive. They brought in the right types of people to help with the design and development of the concept.

NRV Project Director, Mr. Harding, indicated that he is part of the family as Carrie Vallejo is his sister. Noel and Carrie Vallejo have been quite successful in their ventures. His work history includes working for Walgreens for 17 years in a corporate capacity. His current duties at NRV include property management, of which Main Street is a large portion. They have worked on the concept for the past several months and were joined by the following consultants:

- Architect, Michael Lee, met Noel regarding a project he was doing in Hawaii;
- Patrick Scanlon, who has worked for Disney World Corporation as Vice President and General Manager for the Creative Group and as a Senior Vice President of Project Management. He also has commercial retail experience in Colorado Springs and NASA projects; and
- Developer, Kris Longson, a Utah native who has worked in Chicago on the leasing and development of general properties including work with large shopping malls such as the University Mall and the Holladay Village in Holladay, Utah.

The goal tonight is to have a conversation about the proposed Legacy Village Project. The project is intended to incorporate various characteristics into the project. The expectation is that the area will not simply be a shopping area but will provide the public with a different experience.

He presented slides and suggested that downtown be reimaged and turned into a turn-of-the-century family destination that celebrates Pleasant Grove's history artistically through paintings, sculptures, and murals, as well as having prominent names featured on store windows or similar features. Examples of community stories that could be used as a backdrop included:

- Battle Creek – Little Chief Ute Indian;
- Big Springs – William Bush's cow;
- Little Denmark – horse-drawn bobsled rides;
- Manila – Reed Smoot named after U.S. Victory;
- Money Town – Street light 500 North 500 East;

- Scratch Gravel – Strawberries;
- String Town – String of houses

Mr. Scanlon identified development goals including the following:

- Energize downtown through the renewal of Main Street;
- Encourage additional area development and revitalization;
- Stimulate growth;
- Sales and property tax revenues will increase; and
- Establish the downtown to become a destination.

Mr. Scanlon next addressed the project site and stated that photographs of the current Main Street buildings reflect the history of the area. It was noted that the buildings are old, falling apart, and in poor condition. It was suggested that a fresh start would better serve the community by preserving the history and incorporating the essence of the memories into the new structures. A drone-created aerial view showed the area from 100 South, up Main Street to Center Street, and then to 100 West. NRV Development owns all the property shown with the exception of the Rexall Building and the gas station on the northwest end of the street. A photograph was shown of the adjacent parcels. It was noted that the project is not a stand-alone project as the area is adjacent to other city areas containing the Library, City Hall, the Fire Station, Police Department, and the City Park. This close proximity provides an opportunity for joint relationships between the project and the City Park to define the area as a family destination. One option referenced a proposed diagonal path between a proposed urban park and the Legacy Park entrance, creating worthwhile destinations on both ends.

Mr. Lee reported that they are attempting to tell stories through new buildings about the legacy of the community. This type of development differs from what can be found by remodeling buildings. He showed a black-and-white, pen-and-ink drawing showing an aerial view of Main Street where potential kiosk and merchandise cart placements for foods and merchandise were shown as well as the possibility of having a moveable bandstand. Also envisioned were areas for children's games and other activities that create areas where people can gather in residential areas along 100 West. An archway naming the area Legacy Village would designate the entrance. It also was noted that during the winter months, some of the areas could be closed in. He offered a way to show how the stories might be incorporated. Mr. Scanlon reported that there could be a focus on specialty shops that could sell locally-made products and provide various food options. The actual design had yet to be created as they were still refining the concept.

A short video documenting the area was shown to demonstrate what the Village might look like. Mr. Scanlon reported that off-street parking is envisioned, which will allow the area to retain a turn-of-the-century feel. One option suggested for parking included a one-level parking facility with 465 spaces beneath the site including under Main Street, which will more than meet the 400 spaces needed. That type of parking will create opportunities for businesses on the east side of the street. It was also envisioned that the street would be closed during Strawberry Days to interface with the park.

The cost of the project was estimated to be around \$85 million. The hope was to get assistance through public and private partnerships to finance parking, utilities, and other improvements. Mr. Longson thought that would require a partnership. They recognize that cities do not have funding for infrastructure but programs such as Redevelopment Agencies ("RDA") and Cost Per Acquisition ("CPA") could be explored. Such mechanisms can allow cities to assist in the process once it is determined what is wanted. It was noted that these types of projects must come with passion and be a win for all involved.

Mr. Scanlon stated that the entire project is expected to be completed within 44 months. An initial schematic design and development plan as well as financing was expected to take six to nine months. A final design plan would take approximately eight months after which construction could begin. Tenant improvements will take approximately six months with the project potentially being completed in September 2027.

He noted that the Library and City Hall are located east of Legacy Village, which creates an opportunity to enhance the area and make it part of downtown. The suggestion was to remove the current parking area and replace it with a parking structure. A portion of the remaining parking area could be landscaped to provide a campus-like environment for City services. A traffic circle line could also be made to connect the New Park with the City Hall/Library Area.

The City Council's thoughts were sought regarding the concept and the following issues:

- Using Main Street for special events and public activities;
- Whether the City is willing to explore the underground parking concept; and
- The possibility of economic partnerships.

The City Council commented on the impressive nature of the proposed project and the amount of work and thought already put into it. It was noted that this is just the start of the conversation, and the views of the public will need to be considered. The next step would be a formal request for participation in an RDA or CPA. Financing options would have to be detailed. The City Council needs to decide if that is the direction they want to go.

b. Pool Repairs Discussion.

Administrator Darrington reported that the City has been working on solutions for the pool settling issues. Tom Anderson has been hired to address the issue and provide details about the current plan, which is designed to get the pool operational and hopefully meet County standards. The initial plan was reviewed by the County and some concerns expressed have been reviewed and addressed. The plan is out for bid but currently, because there has been no response, the next step is to open negotiations with a contractor. Initial contact had been made with one contractor.

Civil Engineer, Tom Anderson, with Water Design, Inc. reported that there are two to three inches of settling on the west side of the pool, which causes everything to drop and prevents water from getting to the skimming gutter on the side edge of the pool. The Code requires a skim around all sides of the pool. The task to be accomplished is to provide a solution that allows the skimming

edge of the pool to be re-leveled and gives more flexibility in the future in the event of further settling. There is no way to answer questions as to whether further settlement is likely to occur.

Currently, the pool has a gutter around the entire perimeter that is covered with a stone cap with a gutter trap beneath that allows water to be collected and sent back to the equipment room. The low side needs to be elevated and made level around the entire perimeter of the pool. As everything has sunk, the decks on the west side are also two to three inches lower than they should be. Without removing the entire deck, adding fill to level, and re-leveling the entire site, they have come up with the idea of creating a new band of pool deck around the entire perimeter that is wide enough to comply with the State and County and Code for pool decks. It would be slightly elevated above the rest of the surrounding deck. If there is more settlement in the future, the fix would be to re-level the concrete cap without doing work on the deck. There would be about a four-inch step from the stone cap over the gutter up onto the raised deck elevation.

Mr. Anderson referenced the pool drawing plans and reported that currently, the 18-inch-wide stone cap is flush with the pool. The plans show the elevated deck on the back side with a four to seven-inch step-up area and a setback step to the gutter. The deck width will be six to eight feet, which meets the minimum requirement for the path around a pool to be five feet wide excluding ladders, entries, and exits. The entry and exit areas of the pool are designed to comply with Americans with Disabilities Act ("ADA") requirements.

Mr. Anderson stated that one of the County's concerns was the setback step. The front step of the gutter is a typical design that is commonly used. The raised back step area will be marked with color bands to bring attention to the change in elevation. Council Member Williams clarified that the area involves an actual step-up and then a step-down. Administrator Darrington confirmed that the area will be well-marked. There was brief discussion about the feature and possible alternatives. Administrator Darrington stated that many approaches were addressed, and this pattern appeared to be the best alternative short of demolishing the pool and starting over.

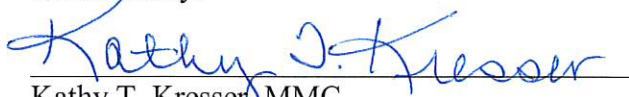
Council Member Jensen asked about the possibility of beveling the surface. Mr. Anderson stated that that approach would require more space because of slope requirements and be more expensive. The current fix requires a cut into the existing deck to add a new level of decking. The proposed step elevation approach ranges between four and seven inches, which meets the Building Code requirements.

Administrator Darrington stated that this solution appears to be the best and will allow the pool to be reopened. Staff wants the City Council to understand what is being proposed as construction bids are being sought. Council Member Williams asked if relocating the step to eliminate the step-up/step-down issue had been considered. Mr. Anderson stated that the south side, which is the narrowest width location, could be raised but it would increase the cost. Council Member Williams' concern was with safety, particularly for children, and liability. Administrator Darrington was asked about cost differences and reported that the cost of what is currently proposed is an estimate. Once a contractor is on board, different options can be explored before agreeing on a final contract price. The initial estimate for repairs from one year ago was over \$1 million. The current price will be higher. They will also include work to upgrade the Mechanical Room, which will result in the budget being closer to \$2 million.

Council Member Williams suggested that safety risk issues be minimized. It was suggested that when the pool opens the public should be made aware of the changes. Administrator Darrington stated that the project options and costs will be provided to the City Council once they are obtained from the contractor. Recreation Director, Shawn Whitaker, spoke with Parks Director, Deon Giles about the step issue on the south and west sides and it was thought that it might be possible to raise the grass turf to be level with the concrete. Administrator Darrington stated that Mr. Whitaker has been present during discussions with the Engineer and solutions have been addressed. He also noted that if the City Council is willing to spend more on the project, more options could be considered.

ADJOURNMENT

MOTION: At 5:33 p.m. Council Member Williams moved to ADJOURN the Work Session. Council Member Jensen seconded the motion. City Council Member vote: Dianna Andersen, Yes; Brent Bullock, Yes; Eric Jensen, Yes; Cyd LeMone, Yes; and Todd Williams, Yes. Motion carried unanimously.


Kathy T. Kresser, MMC
City Recorder
(Exhibits are in the Recorder's office.)

