

**Pleasant Grove City  
City Council Meeting Minutes  
Regular Session  
February 21, 2023  
6:00 p.m.**

Mayor: Guy L. Fugal

Council Members: Dianna Andersen  
Brent Bullock  
Eric Jensen  
Todd Williams

Staff Present: Scott Darrington, City Administrator  
Deon Giles, Parks Director  
Tina Petersen, City Attorney  
Kathy Kresser, City Recorder  
Denise Roy, Finance Director  
Drew Engemann, Fire Chief  
Sheri Britsch, Library and Arts Director  
Neal Winterton, Public Works Director  
Kyler Brower, Assistant to the City Administrator  
David Packard, Human Resources Manager  
Keldon Brown, Police Chief  
Megan Zollinger, Recreation Director

Excused: Cyd LeMone, City Council Member

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

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**6:00 P.M. REGULAR CITY COUNCIL MEETING**

**1) CALL TO ORDER**

Mayor Guy Fugal called the meeting to order at 6:00 p.m. All City Council Members were present with the exception of Council Member LeMone, who was excused.

**2) PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Council Member Jensen.

3) **OPENING REMARKS**

The opening remarks were offered by Mayor Fugal.

4) **APPROVAL OF MEETING AGENDA**

**ACTION:** Council Member Bullock moved to APPROVE the meeting agenda as published. Council Member Jensen seconded the motion. The motion carried unanimously with Council Members Andersen, Bullock, Jensen, and Williams voting "Aye".

5) **OPEN SESSION**

There were no public comments.

6) **CONSENT ITEMS**

- A. **City Council Minutes:**  
**City Council Minutes for the February 3, 2023, Budget and Planning Meeting.**  
**City Council Minutes for the February 7, 2023, Meeting.**
- B. **To Consider Approval of Payment Request No. 1 for Great Western Landscape for the Old Cemetery Irrigation Project.**
- C. **To Consider Approval of Payment Request No. 1 for Cody Ekker Construction for the 2022 PRV Project.**
- D. **To Consider Approval of Change Order No. 2 for Hydro Resources – Rocky Mountain, Inc. for the Boulevard Well Project.**
- E. **To Consider Approval of Payment Reports for February 9 and 10, 2023.**

**ACTION:** Council Member Andersen moved to APPROVE the Consent Items as read. Council Member Bullock seconded the motion Council Members vote: Dianna Andersen, Yes; Brent Bullock, Yes; Eric Jensen, Yes; and Todd Williams, Yes. The motion passed unanimously.

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

- A. **To Consider for Approval the Appointment of Megan Zollinger as Recreation Director – Mayor Fugal.**

Mayor Fugal introduced Megan Zollinger.

**ACTION:** Council Member Williams moved to APPOINT Megan Zollinger as Recreation Director. Council Member Bullock seconded the motion. Council Members vote: Dianna Andersen, Yes; Brent Bullock, Yes; Eric Jensen, Yes; and Todd Williams, Yes. The motion passed unanimously.

- B. **Administer the Oath of Office.**

City Recorder, Kathy Kresser, administered the Oath of Office. Director Zollinger introduced herself and stated that she is originally from Idaho Falls. She moved to Utah nine years ago for a job opportunity and never left. She has a background in various areas of recreation work and a Master's Degree in Business. She loves Pleasant Grove and is happy to be here. Administrator Darrington stated that her first day of work will be on March 13, 2023. Ms. Zollinger will be attending the upcoming Utah Parks and Recreation Conference in St. George, Utah.

8) **PRESENTATIONS**

There were no presentations.

9) **PUBLIC HEARING ITEMS**

- A. **Public Hearing to Allow Public Input Regarding the Authorization for the Issuance and Sale of not more than \$5,500,000 Aggregate Principal Amount of Water Revenue Bonds Series 2023 (Secondary Irrigation Meters); and Related Matters. *Presenter: Administrator Darrington.***

Administrator Darrington presented the above item and stated by way of background that during the last Legislative Session, the Legislature passed a bill mandating that all cities with secondary watering systems install metering devices by 2030. As an incentive to implement the metering system earlier, the State offered a grant program to help fund the project. Initially, grant funding of up to \$10 million was provided with the caveat that for each year a city waits to install the metering system, the available amount of grant money progressively declines. The City requested that the initial offering cover up to 70% of the project cost. The remaining 30% of the funding was to come from a loan from the Water Board at 1% interest with \$750,000 to be paid out-of-pocket from the City. At that time, although 70% of the project cost for Pleasant Grove was \$10.5 million, the State grant money was capped at \$10 million. For bonding purposes, the City determined that the bond amount should be \$5.5 million, which would cover \$4.25 million from the Water Board loan plus contingencies. Later, the State determined that it would award the full 70%, which would allow the City to obtain an additional \$500,000. Consequently, the City will likely borrow only \$3.75 million rather than the \$4.25 million as originally planned. Like Pleasant Grove, most other cities are also doing this now to take advantage of the grant funding, which could create possible supply chain issues. The project was to begin this spring and be completed in two years.

The potential impact for the residents is a rate increase of \$3.85 per month to pay the debt service. That increase, however, does not go into effect until all of the money is borrowed. As a result, no rate change was contemplated this year. The issue will be evaluated next year. As part of the loan process, a letter was sent to all 5,000 plus residents describing the work. A section at the bottom of the letter was to be returned to express support or opposition to the loan and allowed for comments. The votes were to be returned by today. As of this morning, 93 responses had been received with 17 in support and 76 in opposition. The responses were to be sent to the Loan Board for review. Administrator Darrington reported that a similar process took place years ago with the Boulevard well drilling. At the time, they had a few more votes in favor and around 100 total responses. He did not know what that means for the State Water Board but commented that the

percentage of responses is very small. Most of the comments pertained to being told that metering would not happen or that rates will never change. It was noted that the vote on secondary water took place over 20 years ago.

Mayor Fugal opened the public hearing. There were no public comments. The public hearing was closed.

Administrator Darrington added that there were also questions as to why there is monthly billing since the secondary water system operates only half the time. He stated that it was a billing choice made by the City to allow residents to pay the same amount throughout the year over 12 months.

**10) ACTION ITEMS READY FOR VOTE**

- A. To Consider for Approval an Eight-Lot Final Subdivision Plat called Pleasant Grove Downtown Living Plat A, on 0.98 Acres of Land located at 25 East 100 North in the Downtown Village – Transitional Zone. (LITTLE DENMARK NEIGHBORHOOD) (Joe Spencer, Applicant) Presenter: Director Cardenas.**

Director Cardenas presented the Staff Report and stated that the request is for an eight-lot Final Subdivision Plat. The project involves eight twin home units in four buildings. Twin home units differ from duplexes in that a duplex is not platted for individual ownership. Instead, the building is owned by a single entity that usually rents both units out. Additionally, the yard surrounding the duplex is considered common space similar to a condominium property. A twin home is more directed toward families. Each unit can be individually owned and the adjacent yard space is considered part of the unit.

On the property aerial map displayed, Director Cardenas identified the location of the property behind and to the west of the John Hancock Charter School. The plat is designed so that each unit and the adjacent space can be individually owned. The plat was reviewed by the Planning Commission and received unanimous approval. When the buildings are presented for approval, each unit will be required to have a 20-foot driveway. Council Member Jensen's understanding was that Habitat for Humanity will be involved in the project.

Mayor Fugal asked about the road that dead ends to the north. Director Cardenas reported that once the property to the north is developed, the road will go through. There was discussion regarding the nearby property being used by the school.

**ACTION:** Council Member Jensen moved to APPROVE an eight-lot Final Subdivision Plat called Pleasant Grove Downtown Living Plat A, on 0.98 acres of land located at 25 East 100 North in the Downtown Village – Transitional Zone. Council Member Bullock seconded the motion. Council Members vote: Dianna Andersen, Yes; Brent Bullock, Yes; Eric Jensen, Yes; and Todd Williams, Yes. The motion passed unanimously.

- B. To Consider Authorizing the Mayor to Sign Evermore Park's Local Consent Request to Apply for Six (6) Separate Single Event Liquor License as Required**

**for a State Liquor License for Evermore Park LLC., located at 382 South Evermore Lane, Pleasant Grove, Utah. Presenter: Attorney Petersen.**

City Attorney, Tina Petersen, presented the Staff Report and when asked why the matter has been on the agenda repeatedly stated that the State issues different types of licenses to sell alcohol. Evermore Park requires a Special Event License as it does not sell alcohol regularly. This requires City approval of the Special Event where alcohol is sold. The City does not issue the Liquor License or control the sale of alcohol. This year Evermore Park's request covers the entire year and includes six holiday events, which were described in the Council packet. Attorney Petersen reported that the events have occurred before without complaint or reports of criminal activity; Evermore Park will follow the rules; and the City has not objected to Evermore Park serving alcohol at the event in the past.

**ACTION:** Council Member Andersen moved to AUTHORIZE the Mayor to sign Evermore Park's Local Consent Request to apply for six (6) separate Single Event Liquor Licenses as required for a State Liquor License for Evermore Park, LLC, located at 382 South Evermore Lane, Pleasant Grove, Utah. Council Member Jensen seconded the motion. Council Members vote: Dianna Andersen, Yes; Brent Bullock, Yes; Eric Jensen, Yes; and Todd Williams, Yes. The motion passed unanimously.

- C. To Consider for Adoption a Resolution (2023-010) Authorizing the Mayor to Declare Four (4) 2021 Toyota Tacoma Pickup Trucks as Surplus and Direct that they be Disposed of According to the City's Policy for Disposing of Surplus Property; and Providing an Effective Date. Presenter: Director Winterton.**

Director Winterton presented the proposed Resolution and stated that the identified vehicles are part of the City's Vehicle Rotation Program, which involves purchase and sale every two years. He noted that the vehicles are well-maintained. The City's practice reduces maintenance and downtime. A minimum sale price is set and using sealed bids, each vehicle is sold for the highest and best offer.

**ACTION:** Council Member Jensen moved to ADOPT Resolution 2023-010 Authorizing the Mayor to declare four (4) 2021 Toyota Tacoma pickup trucks as surplus and direct that they be disposed of according to the City's Policy for Disposing of Surplus Property, and providing an effective date. Council Member Bullock seconded the motion. Council Members vote: Dianna Andersen, Yes; Brent Bullock, Yes; Eric Jensen, Yes; and Todd Williams, Yes. The motion passed unanimously.

**11) ITEMS FOR DISCUSSION**

- A. Continued Items from the Work Session, if Needed.**

**12) REVIEW AND DISCUSSION OF THE MARCH 7, 2023, CITY COUNCIL MEETING AGENDA**

13) **MAYOR AND COUNCIL BUSINESS**

Council Member Jensen reported that Mayor Fugal and the Lindon City Mayor will be offering the State of the Cities Address on March 2, 2023, at 11:45 a.m. at Stonegate. He noted that all are invited including City employees.

Council Member Andersen was grateful for all that the City employees do.

14) **SIGNING OF PLATS**

15) **REVIEW CALENDAR**

16) **ADJOURN**

**ACTION:** At 6:34 p.m. Council Member Jensen moved to ADJOURN the meeting. Council Member Andersen seconded the motion. Council Members vote: Dianna Andersen, Yes; Brent Bullock, Yes; Eric Jensen, Yes; and Todd Williams, Yes. The motion passed unanimously.

The City Council minutes of February 21, 2023, were approved by the City Council on March 7, 2023.



Kathy T. Kresser, MMC  
City Recorder

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

