

**Pleasant Grove City  
City Council Special Meeting Minutes  
Tuesday, March 21, 2024  
8:30 p.m.**

Mayor Pro-Tem: Dianna Andersen

Council Members: Steve Rogers  
Eric Jensen

Staff Present: Scott Darrington, City Administrator  
Tina Petersen, City Attorney  
Wendy Thorpe, City Recorder  
Neal Winterton, Public Works Director

Excused: Guy L. Fugal  
Cyd LeMone  
Todd Williams

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

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**1. CALL TO ORDER.**

Councilmember Rogers Moved to appoint Dianna Andersen as Mayor Pro-Tem for this meeting. Councilmember Jensen seconded, and all voted present aye. Mayor Pro-Tem Andersen called the meeting to order at 8:31a.m. and noted that Council Members Jensen, and Rogers were present.

- 2.** To consider for adoption a Resolution (2024-17) of the Governing body of Pleasant Grove City Ratifying the Purchase Agreement with Stanley Hanson as Trustee of the Stanley Charles Hanson Revocable Trust dated 12/22/2015 to purchase real property located generally at 420 North 600 West, Pleasant Grove, Utah and providing for an effective date. *Presenter: Attorney Petersen*

City Attorney Petersen explained Mr. Lewis had registered a complaint that the city should have had a public hearing regarding this item. City Attorney Petersen recommended allowing Mr. Lewis to speak at this meeting. The Councilmembers agreed.

Mayor Pro tem Andersen opened public comment. Councilmember Rogers seconded.

Mr. Lewis mentioned that he was concerned about Utah code section 10, and he read a few paragraphs. He cited code 10-8-2, 3, d, e. and stated that before appropriating funds a public hearing with 14 days' notice was required.

Councilmember Roges asked if a study was conducted when the bond was issued, as he thought that would have met the code requirement. Per City Administrator Darrington, one of the line items on the bond was noticed as a public hearing, after which administration of the budget was an administrative function. Per City Attorney Petersen the acquisition of this property was included in that hearing. Councilmember Rogers was concerned that the provision may not be applicable. City Administrator Darrington explained the process of bond money approval. He stated this property acquisition was a line item in the budget, which was noticed as a public hearing.

Mayor Pro-Tem Andersen closed the public hearing.

Discussion took place regarding the acquisition of property for infrastructure purposes. Public Works Director Winterton explained he, along with multiple staff prior to him, approached Mr. Hanson about the property, aiming to secure it for purchase price plus relocation costs. The property was deemed crucial for the development of a secondary water booster station and stormwater management. Despite previous unsuccessful attempts to strike a deal with Mr. Hanson, negotiations eventually led to an agreement. The property's appraisal matched the purchase price, and negotiations had reduced relocation costs. Concerns were raised about the necessity of the purchase given the potential demolition of the existing residence on the property. However, it was emphasized that the strategic location of the property made it ideal for stormwater collection and management purposes. Flooding incidents in the area further highlighted the need for action. Concerns were raised about the property's value and the absence of the owner's input, but it was explained that negotiations had been conducted with legal representation for the owner.

**ACTION:** Council Member Jensen moved to adopt Resolution (2024-17) of the Governing body of Pleasant Grove City Ratifying the Purchase Agreement with Stanley Hanson as Trustee of the Stanley Charles Hanson Revocable Trust dated 12/22/2015 to purchase real property located generally at 420 North 600 West, Pleasant Grove, Utah and providing for an effective date. Council Member Rogers proposed an amendment to the motion to allow for the City Attorney to review noticing has happened specifically with line items for the funds to acquire this property. Councilmember Jensen agreed to the changes, Councilmember Rogers seconded the amended motion. City Council Member vote: Mayor Pro Temp Dianna Andersen, Yes; Steve Rogers and Yes; Eric Jensen, Yes. The motion carried with a unanimous vote of those present.

3. To consider for adoption a Resolution (2024-18) of the Governing body of Pleasant Grove City Authorizing the Mayor Pro-Tem to sign a Water Reuse Agreement with Timpanogos Special Service District (TSSD) and American Fork City, Lehi City, Cedar Hills, Alpine, Highland City, and Pleasant Grove City regarding a water Reuse Project that will allow water treated at TSSD to be used in Member Cities' secondary water systems, if available, upon certain terms and conditions. *Presenter: Attorney Petersen*

Attorney Petersen outlined a complex item related to the state water reuse act, allowing the recapture of effluent water. The city owned water rights, which went to TSSD (Timpanogos Special Service District) but retained the right to the water coming back out. Negotiations had been ongoing for a while to establish a program for recapturing and using this water in Pressurized

Irrigation. American Fork had the infrastructure to capture the water and add it to their secondary system, agreeing to compensate Pleasant Grove for it at a rate per gallon, though the exact rate was still to be determined. The agreement stipulated that Pleasant Grove would use the water if able and not outsource it. Each city involved needed to agree on how the water would be used and compensated.

There was urgency due to legislative changes, necessitating a short deadline. The council discussed approving the agreement, with a caveat allowing minor changes to be approved by City Attorney Petersen and City Administrator Darrington. The possibility of changes was raised, particularly regarding the rate per gallon. Public Works Director Winterton emphasized that not all water was equal in value, considering factors like treatment level and usage destination. The project aimed to supplement the water supply, especially during summer, and reduce the need to lease water from other cities. Concerns were raised about measurement and logistics, but overall, the council agreed that the agreement was beneficial. It was noted that Pleasant Grove had the option to terminate the agreement with six months' notice for any reason.

**ACTION:** Council Member Jensen moved to adopt Resolution (2024-18) of the Governing body of Pleasant Grove City Authorizing the Mayor Pro-Tem to sign a Water Reuse Agreement with Timpanogos Special Service District (TSSD) and American Fork City, Lehi City, Cedar Hills, Alpine, Highland City, and Pleasant Grove City regarding a water Reuse Project that will allow water treated at TSSD to be used in Member Cities' secondary water systems, if available, upon certain terms and conditions, with the caveat of allowing the City Attorney and City Administrator the ability to make minor modifications as needed. Council Member Rogers seconded the motion. City Council Member vote: Mayor Pro-Tem Dianna Andersen, Yes; Steve Rogers, Yes; and Eric Jensen, Yes. The motion carried with a unanimous vote of those present.

**ACTION:** At 9:20 a.m. Council Member Andersen moved to ADJOURN. Council Member Jensen seconded the motion. City Council Member vote: Dianna Andersen, Yes; Steve Rogers, Yes; and Eric Jensen, Yes. The Motion was carried unanimously.

The City Council Special Meeting minutes of March 21, 2024, were approved by the City Council on May 7, 2024.

  
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Wendy Thorpe  
City Recorder

*(Exhibits are in the Recorder's office)*