

**Pleasant Grove City
City Council Meeting Minutes
Regular Sessions
November 19, 2019
6:00 p.m.**

Mayor: Guy L. Fugal

Council Members: Dianna Andersen
Eric Jensen
Cyd LeMone
Lynn Walker
Todd Williams

Staff Present: Scott Darrington, City Administrator
Daniel Cardenas, Community Development Director
Deon Giles, Parks Director
Tyler Wilkins, Recreation Director
Kathy Kresser, City Recorder
Marty Beaumont, Public Works Director
Kyler Ludwig, Assistant City Administrator
Sheri Britsch, Library Director
Mike Roberts, Police Chief
Dave Thomas, Fire Chief
Tina Petersen, City Attorney

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

6:00 P.M. REGULAR CITY COUNCIL MEETING

1) **CALL TO ORDER**

Mayor Fugal called the meeting to order and noted that all Council Members were present.

2) **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Recreation Director Tyler Wilkins.

3) **OPENING REMARKS**

The opening remarks were given by Council Member LeMone.

4) ADJOURN AND CONVENE AS THE BOARD OF CANVASSERS

ACTION: Council Member Jensen moved to ADJOURN the City Council meeting and convene as the Board of Canvassers. Council Member Williams seconded. The motion carried with the unanimous consent of the Council.

A) TO CONSIDER FOR ADOPTION A RESOLUTION (2019-054) AUTHORIZING THE MAYOR AND MUNICIPAL COUNCIL SITTING AS THE BOARD OF CANVASSERS TO ACCEPT THE ELECTION RESULTS AND DECLARING AND CERTIFYING THE RESULTS OF THE GENERAL ELECTION HELD ON NOVEMBER 5, 2019. *Presenter: Recorder Kresser*

City Recorder, Kathy Kresser reported that the Council members should have received a packet containing the election results. She requested that the motion include Section 2, which specifies who won the election. The first page of the packet showed the total voters in Pleasant Grove, ballots cast, and voter turnout, which was 33.1% this year. The official results were as follows:

- Cyd LeMone – 3,745 votes (24%)
- Eric Jensen – 3,435 votes (22.56%)
- Brent Bullock – 2,641 votes (17.25%)
- Dustin Phillips – 2,259 votes (14.85%)
- Alex Carter – 2,164 votes (14.31%)
- Carrie Hammond – 982 votes (6.45%)

ACTION: Council Member Williams moved that the Board of Canvassers ADOPT Resolution 2019-054 authorizing the Mayor and Municipal Council sitting as the Board of Canvassers to accept the election results and declare and certify the results of the General Election held on November 5, 2019, certifying that candidates Cyd LeMone, Eric Jensen, and Brent Bullock had the highest number of votes, and declare them elected as City Council Members for four-year terms. Council Member Andersen seconded the motion. A roll call vote was taken, with Council Members Andersen, Jensen, LeMone, Walker, and Williams voting “Aye”. The motion carried unanimously.

5) ADJOURN AND RECONVENE AS THE PLEASANT GROVE CITY COUNCIL

ACTION: Council Member Andersen moved to ADJOURN as the Board of Canvassers and reconvene as the Pleasant Grove City Council. Council Member Jensen seconded the motion. The motion carried with the unanimous consent of the Council.

6) APPROVAL OF MEETING’S AGENDA

ACTION: Council Member Andersen moved to approve the agenda, as written. Council Member Williams seconded the motion. The motion carried with the unanimous consent of the Council.

7) **OPEN SESSION**

There were no public comments.

8) **CONSENT ITEMS**

(Consent items are only those which have been discussed beforehand, are non-controversial and do not require further discussion.)

a. **City Council Minutes:
No minutes to approve**

b. **To consider approval of payment approval reports for (November 14, 2019)**

ACTION: Council Member Williams moved to APPROVE the Consent Items. Council Member Walker seconded the motion. The motion carried with the unanimous consent of the Council.

9) **BOARD, COMMISSION, COMMITTEE APPOINTMENTS**

There were none.

10) **PRESENTATIONS**

There were none.

11) **PUBLIC HEARING ITEMS**

A) **PUBLIC HEARING TO CONSIDER FOR ADOPTION AN ORDINANCE (2019-23) AMENDING THE PLEASANT GROVE CITY GENERAL PLAN, IN ORDER TO UPDATE THE CITY'S MODERATE INCOME HOUSING PLAN BY ADOPTING AN UPDATED VERSION OF CHAPTER 6: HOUSING, AND TO DISCUSS CURRENT AND FUTURE OPTIONS TO PROVIDE HOUSING TO MEET STATE REQUIREMENTS. *Presenter: Director Cardenas***

Community Development Director, Daniel Cardenas reported that this presentation was nearly identical to the one given to the Council in May, with only a minor change made to the strategies and actions. He explained that the State Legislature requires every City to adopt a Moderate-Income Housing Element as part of their General Plan by December 1. The Element would be reviewed and reported annually. Director Cardenas indicated that there is not a specific quota they need to meet but rather the City needs to come up with a picture of what currently exists and determine whether to change or not. They also need to establish goals and strategies to meet those goals. Mr. Cardenas presented an image showing how home values in Utah have increased over the past few decades and another showing the demographics of Pleasant Grove. The numbers were to be updated with the 2020 Census.

The State Legislature defined moderate-income housing as “housing occupied by or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located”. HUD has also stated that in order for housing to be affordable, a household should use a maximum of 30% of their total income for housing costs.

Director Cardenas presented a table to show how much of a person’s income is needed in order to afford housing in Pleasant Grove, based on a household of four people. The table also showed the exact number of units available in Pleasant Grove in each bracket. He presented the strategies and actions that had were reviewed previously by the Planning Commission and City Council.

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

ACTION: Council Member LeMone moved that the City Council ADOPT Ordinance 2019-23 amending the Pleasant Grove City General Plan, in order to update the City’s Moderate-Income Housing Plan by adopting an updated version of Chapter 6: Housing. Council Member Jensen seconded the motion. A roll call vote was taken, with Council Members Andersen, Jensen, LeMone, Walker, and Williams voting “Aye”. The motion carried unanimously.

12) ACTION ITEMS READY FOR VOTE

- A) TO CONSIDER FOR APPROVAL A FINAL SUBDIVISION PLAT CALLED HIDDEN SPRINGS SUBDIVISION RESIDENTIAL CONDOMINIUM PLAT ‘B’ ON PROPERTY LOCATED AT APPROXIMATELY 1473 W STATE STREET IN THE GROVE ZONE – THE GROVE MIXED-USE (GMU) OVERLAY. (SAM WHITE’S LANE NEIGHBORHOOD) (RICHMOND AMERICAN HOMES, APPLICANT)**
Presenter: Director Cardenas

NOTE: Items 12A and 12B were discussed simultaneously.

Director Cardenas said that a site plan and plat for Hidden Springs was approved by the City Council nearly one year ago. Since then, the applicant decided to develop the residential portion of the project in two phases. Staff felt that to accomplish that was to divide it into two plats. He noted that the buildings, site plans, number of units, and designs had not changed. Plats B and C were shown. The Planning Commission recommended approval of both plat requests.

The applicant, Larry Myler, reported that phasing the project came as an afterthought. Splitting the development into phases would be beneficial for the homebuilder. Mr. Myler provided a brief update on the commercial component of the project.

ACTION: Council Member Andersen moved that the City Council APPROVE the Final Subdivision Plat called Hidden Springs Residential Condominiums Plat ‘B’, on property located at approximately 1473 W State Street in The Grove Zone – The Grove Mixed-Use (GMU) Overlay.

Council Member Walker seconded the motion. The motion carried with the unanimous consent of the Council.

- B) TO CONSIDER FOR APPROVAL A FINAL SUBDIVISION PLAT CALLED HIDDEN SPRINGS SUBDIVISION RESIDENTIAL CONDOMINIUM PLAT ‘C’ ON PROPERTY LOCATED AT APPROXIMATELY 1473 W STATE STREET IN THE GROVE ZONE – THE GROVE MIXED-USE (GMU) OVERLAY. (SAM WHITE’S LANE NEIGHBORHOOD) (RICHMOND AMERICAN HOMES, APPLICANT)**
Presenter: Director Cardenas

NOTE: Items 12A and 12B were discussed simultaneously.

ACTION: Council Member Williams moved that the City Council APPROVE the Final Subdivision Plat called Hidden Springs Residential Condominiums Plat ‘C’, on property located at approximately 1473 West State Street in The Grove Zone – The Grove Mixed-Use (GMU) Overlay. Council Member Jensen seconded the motion. The motion carried with the unanimous consent of the Council.

- C) TO CONSIDER FOR APPROVAL A SITE PLAN FOR TWO SINGLE-STORY OFFICE BUILDINGS ON PROPERTY LOCATED AT APPROXIMATELY 2054 W GROVE PARKWAY IN THE GROVE ZONE – INTERCHANGE SUBDISTRICT. (SAM WHITE’S LANE NEIGHBORHOOD) (DANIEL THOMAS, APPLICANT)**
Presenter: Director Cardenas

Director Cardenas presented a map of the subject property and stated that the proposed project is located in The Grove Zone – Interchange Subdistrict. He presented the proposed site plan for the two commercial buildings. The plans had been reviewed by the Design Review Board and Planning Commission who recommended approval.

ACTION: Council Member Jensen moved that the City Council APPROVE the site plan for two single-story office buildings on property located at approximately 2054 West Grove Parkway in The Grove Zone – Interchange Subdistrict. Council Member Andersen seconded the motion. The motion carried with the unanimous consent of the Council.

- D) TO CONSIDER AUTHORIZING THE MAYOR TO SIGN TWO (2) LOCAL CONSENT PERMITS TO APPLY FOR A STATE LIQUOR LICENSE FOR TWO (2) SINGLE EVENTS, ONE TO BE HELD ON DECEMBER 31, 2019 AND THE OTHER TO BE HELD ON JANUARY 25, 2020, FOR EVERMORE PARK**
Presenter: Attorney Petersen

City Attorney, Tina Petersen reported that the proposed local consent permits are exactly the same as other permits that were considered for Evermore Park in the past. They will have two special events in the next few months and they must obtain the City’s permission as part of their submittal

to the State for an alcohol license. Evermore Park was working on a way to have a more permanent alcohol license, so they would not have to keep coming back to the City for special event permits. In order to get a banquet license which would fix the problem, they need to have kitchen facilities on the premises.

ACTION: Council Member Andersen moved that the City Council AUTHORIZE the Mayor to sign two (2) Local Consent Permits to apply for a State Liquor License for two (2) single events, one to be held on December 31, 2019, and the other to be held on January 25, 2020, for Evermore Park. Council Member Jensen seconded the motion. The motion carried with the unanimous consent of the Council.

- E) TO CONSIDER FOR ADOPTION A RESOLUTION (2019-055) AUTHORIZING THE MAYOR TO DECLARE A 1998 CHEVY K-10 PICKUP TRUCK AND A 2011 FORD F-150 PICKUP TRUCK AS SURPLUS AND DIRECTS THAT THEY BE DISPOSED OF ACCORDING TO THE CITY'S POLICY FOR DISPOSING OF SURPLUS PROPERTY; AND PROVIDING FOR AN EFFECTIVE DATE. *Presenter: Chief Thomas***

Fire Chief, Dave Thomas reported that the 1998 vehicle had been in need of constant service with the Fire Department since they purchased it. The radios, lights, and sirens had been removed from the vehicles.

ACTION: Council Member LeMone moved that the City Council ADOPT Resolution 2019-055 authorizing the Mayor to declare a 1998 Chevy K10 Pickup Truck and a 2011 Ford F-150 Pickup Truck as surplus and direct that they be disposed of according to the City's policy for disposing of surplus property; and provide for an effective date. Council Member Jensen seconded the motion. A roll call vote was taken, with Council Members Andersen, Jensen, LeMone, Walker, and Williams voting "Aye". The motion carried unanimously.

- F) TO CONSIDER FOR ADOPTION A RESOLUTION (2019-056) AUTHORIZING THE MAYOR TO SIGN ADDENDUM 2 TO THE COOPERATIVE AGREEMENT FOR NON-DISTRICT USE OF DISTRICT LANDS WITH THE METROPOLITAN WATER DISTRICT OF SALT LAKE AND SANDY AND PLEASANT GROVE CITY, FOR CONSTRUCTION AND USE OF PHASE 3 OF THE VALLEY VISTA NON-MOTORIZED MULTI-USE TRAIL; AND PROVIDING FOR AN EFFECTIVE DATE. *Presenter: Director Giles***

Parks Director, Deon Giles reported that the Council approved the agreement with the Metropolitan Water District a few months ago, but some changes had been made to the concept plan after working with the Wadleys and the Andersons. They felt there were enough changes to warrant an addendum to the existing agreement. The project should be ready to go by the first of the year.

ACTION: Council Member LeMone moved that the City Council ADOPT Resolution 2019-056 authorizing the Mayor to sign Addendum 2 to the Cooperative Agreement for Non-District Use of District Lands with the Metropolitan Water District of Salt Lake and Sandy and Pleasant Grove City, for construction and use of Phase 3 of the Valley Vista Non-Motorized Multi-Use Trail; and provide for an effective date. Council Member Walker seconded the motion. A roll call vote was taken, with Council Members Andersen, Jensen, LeMone, Walker, and Williams voting “Aye”. The motion carried unanimously.

- G) TO CONSIDER FOR ADOPTION A RESOLUTION (2019-057) AUTHORIZING THE MAYOR TO SIGN A COOPERATIVE AGREEMENT WITH THE DEPARTMENT OF TRANSPORTATION (UDOT) TO CONSTRUCT AND MAINTAIN STORM WATER DRAINAGE FACILITIES IN THE STATE STREET CORRIDOR AT APPROXIMATELY 1300 WEST IN PLEASANT GROVE, UTAH COUNTY, UTAH; AND PROVIDING FOR AN EFFECTIVE DATE. *Presenter: Director Beaumont***

Public Works Director Marty Beaumont reported that the reconstruction of State Street had been in discussion for several years. The project was now slated to begin the Spring of 2021. The Project includes the reconstruction of an area from 220 South in Pleasant Grove and 500 East in American Fork. The proposed agreement with UDOT states that Pleasant Grove would take on the stormwater from State Street into the Pleasant Grove drainage system. In exchange, UDOT would pay \$305,000 to cover the impact on the infrastructure. The City was not agreeing to take over the maintenance of UDOT’s infrastructure in State Street. Director Beaumont confirmed that the existing system could accommodate the additional stormwater but two detention areas would have to be increased.

ACTION: Council Member Andersen moved that the City Council ADOPT Resolution 2019-057 authorizing the Mayor to sign a Cooperative Agreement with the Department of Transportation (UDOT) to construct and maintain stormwater drainage facilities in the State Street corridor at approximately 1300 West in Pleasant Grove, Utah County, Utah; and providing for an effective date. Council Member Walker seconded the motion. A roll call vote was taken, with Council Members Andersen, Jensen, LeMone, Walker, and Williams voting “Aye”. The motion carried unanimously.

13) ITEMS FOR DISCUSSION

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

Report on Density and Density Map.

Administrator Darrington again presented the density map and the Council discussed specific properties. The Council was not interested in creating a zone that would allow densities higher than 12 units per acre.

14) REVIEW AND DISCUSSION ON THE DECEMBER 3, 2019 CITY COUNCIL MEETING AGENDA

The aforementioned meeting was briefly discussed.

With regard to the Water Revenue Bond, Administrator Darrington explained that the City Council adopted a parameters resolution that authorizes the Mayor, Administrator Darrington, and Finance Director Denise Roy to determine how much the City would borrow, up to \$2.2 million. The amount borrowed would depend on the bids that come in for the project. There were new rules that apply when a city borrows money from the Division of Water Resources, including the requirement to send a letter to the residents describing the parameters. The letter included a section for the residents to express their comments that could be mailed to either the City or the Division of Water Resources. That letter was sent out last week and the City had already received comments. The Division of Water Resources would review the comments and determine if they would allow Pleasant Grove to borrow money.

15) MAYOR AND COUNCIL BUSINESS

Staff Business

Library Director, Sheri Britsch described the Verbal Judo program offered for elementary age children. It was to take place on Thursday.

Recreation Director Wilkins reported that the Turkey Shoot would take place later in the week.

Parks Director, Deon Giles reported on the installation of Christmas lights. An outdoor recreation grant was received from the Governor's Office and they were looking to install a year-round bathroom at the Battle Creek Trailhead.

Fire Chief, Dave Thomas indicated that the Christmas lights were installed at the station but they were still trying to figure out the programming.

Police Chief, Mike Roberts reported that there was a Dispatch Audit the previous week by the State Auditor's Office and it went well. He briefly reported on the Citizen's Academy.

Assistant City Administrator, Kyler Ludwig stated that they would be implementing a City-wide safety incentive soon. They would also be sending out an employee survey.

Finance Director, Denise Roy reported that the auditors were off-site. Currently, they were undergoing a review of the City's outstanding bonds to consider the wellness of the City.

City Attorney, Tina Petersen was successful in getting one of the civil cases dismissed this week, which had two litigations tied to it. She also reported on the road fee case, which was reassigned to the Spanish Fork Department of the Fourth District Court. Oral Arguments were hoping to be scheduled before the end of the year.

Public Works Director, Marty Beaumont reported that they were nearly done with the Battle Creek Springs Rehabilitation Project for this year. The weather was nice, so they were able to get more done than anticipated. Next spring, they will complete the project and open up the trail.

Mayor and Council Reports

Council Member Jensen reported that there would be a ribbon cutting for Drone Security in the near future.

Council Member Williams thanked the Police Department for their service and leadership and commented on the success of the Citizen's Academy.

Council Member Andersen echoed Council Member Williams' comments and expressed appreciation to City staff.

Council Member Walker thanked all who worked to bring about the success of the City.

16) SIGNING OF PLATS

17) REVIEW CALENDAR

18) ADJOURN

Council Member Williams moved to adjourn the meeting at 7:51 p.m. Council Member Andersen seconded the motion. The motion carried with the unanimous consent of the Council.

The City Council minutes of November 19, 2019 were approved by the City Council on January 7, 2020.

Kathy T. Kresser, MMC
City Recorder

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