

**Pleasant Grove City
City Council Meeting Minutes
Regular Session
February 4, 2020
6:00 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
Marty Beaumont, Public Works Director
Kyler Ludwig, HR Director
Sheri Britsch, Library Director
Britt Smith, Police Captain
Dave Thomas, Fire Chief
Tina Petersen, City Attorney
Denise Roy, Finance Director
Tyler Wilkins, Recreation Director
Daniel Cardenas, Community Development Director

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 Library Director, Sheri Britsch.

3) **OPENING REMARKS**

The opening remarks were given by Council Member LeMone.

4) **APPROVAL OF MEETING'S AGENDA**

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

5) **OPEN SESSION**

Michelle Holman, a resident of Murdock Drive, described an issue in her neighborhood regarding speeding and the safety of pedestrians and other drivers. Mayor Fugal responded that Pleasant Grove does not do speed bumps but they would work to increase enforcement.

Christy Belt, a resident, had mixed feelings about moving Dispatch to Central Utah 911 but commented that it was difficult to argue with numbers. She hoped that the cost savings would be applied toward the salaries of Public Safety employees.

Dave Told, a developer, was working on a project when they ran into an inconsistency between the City's General Plan and the zoning ordinance. Their development is on Turley Ave and the property was zoned multi-family. He presented information showing the discrepancy and urged the City to address it in the Code.

Heidi Bylund commented that she has enjoyed working at the City's Dispatch Center, but she saw the writing on the wall as far as the State Legislature was concerned. She had respect for Central Dispatch 911 and would support whatever decision the City makes.

6) **CONSENT ITEMS**

- a. **City Council Minutes:
No minutes at this time.**
- b. **To Consider Approval of Payment Approval Reports for (January 23 and 30, 2020).**

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

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

- A) **TO CONSIDER FOR ADOPTION A RESOLUTION (2020-06) APPOINTING JOHN GOODMAN, STREET SUPERINTENDENT, TO THE TIMPANOGOS SPECIAL SERVICE DISTRICT BOARD AND THE NORTH POINTE SOLID WASTE SPECIAL SERVICE DISTRICT BOARD FOR A FOUR (4) YEAR TERM TO EACH BOARD; AND PROVIDING FOR AN EFFECTIVE DATE.
*Presenter: Administrator Darrington.***

Administrator Darrington reported that Lynn Walker had been serving on the Timpanogos Special Service District Board and the North Pointe Solid Waste Special Service District Board but he was

no longer serving on the City Council. John Goodman, Streets Superintendent, expressed an interest in serving on both boards.

ACTION: Council Member Williams moved that the City Council ADOPT Resolution 2020-06 appointing John Goodman, Street Superintendent, to the Timpanogos Special Service District Board and the North Pointe Solid Waste Special District Board for a four (4) year term to each board; and providing for an effective date. Council Member Andersen seconded the motion. A roll call vote was taken, with Council Members Andersen, Bullock, Jensen, LeMone, and Williams voting “Aye”. The motion passed unanimously.

8) **PRESENTATIONS**

There were none.

9) **PUBLIC HEARING ITEMS**

- A) **PUBLIC HEARING TO CONSIDER FOR ADOPTION AN ORDINANCE (2020-3) TO APPLY THE R1-12 (SINGLE-FAMILY RESIDENTIAL) ZONE TO APPROXIMATELY 2.67 ACRES ON PROPERTY LOCATED AT 200 NORTH 950 EAST. (STEVE AND DIANE WEST, APPLICANTS) *Presenter: Director Cardenas.***

Director Cardenas presented the staff report regarding a proposal to rezone a property from R-1-20 to R-1-12. He presented the zoning map and identified various zones surrounding the subject property, including R-1-12. He noted that R-1-12 was still considered low-density residential, so the rezone would be consistent with the General Plan. The Planning Commission unanimously recommended approval of the request.

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

ACTION: Council Member Jensen moved that the City Council APPROVE Ordinance 2020-3 to apply the R1-12 (Single-Family Residential) Zone to approximately 2.67 acres on property located at 200 North 950 East. Council Member Bullock seconded the motion. A public hearing was held. A roll call vote was taken, with Council Members Andersen, Bullock, Jensen, LeMone, and Williams voting “Aye”. The motion passed unanimously.

10) **ACTION ITEMS READY FOR VOTE**

- A) **TO CONSIDER FOR ADOPTION A RESOLUTION (2020-07) AUTHORIZING THE ISSUANCE AND SALE OF NOT MORE THAN \$10,300,000 AGGREGATE PRINCIPAL AMOUNT OF STORM WATER REVENUE REFUNDING BONDS, SERIES 2020 AND RELATED MATTERS; AND PROVIDING FOR AN EFFECTIVE DATE. *Presenter: Administrator Darrington.***

Administrator Darrington reported that the City borrowed funds for stormwater purposes a few years ago and the interest rate was higher than what is available today. Staff recommended refinancing. Jonathan Ward from Zions Public Finance, reported that interest rates are currently around 2.5%. It was estimated that refinancing could save the City approximately \$1.2 million over the next 19 years. It was believed that now was a good time to refinance. Adoption of the proposed resolution would allow the City to take the next steps toward refinancing.

ACTION: Council Member Andersen moved that the City Council ADOPT Resolution 2020-07 authorizing the Issuance and Sale of not more than \$10,300,000 aggregate principal amount of Storm Water Revenue Refunding Bonds, Series 2020, and related matters; and providing for an effective date. Council Member Bullock seconded the motion. A roll call vote was taken with Council Members Andersen, Bullock, Jensen, LeMone, and Williams voting “Aye”. The motion passed unanimously.

- B) TO CONSIDER FOR RE-ADOPTION AN ORDINANCE (2019-15) AMENDING PLEASANT GROVE CITY BOUNDARIES BY ANNEXING PARCELS FROM UTAH COUNTY, WITH SERIAL NUMBERS 14:054:0154, 14:054:0155, 14:054:0152, AND SURROUNDING AREA ALONG THE I-15 CORRIDOR, TOTALING AN AREA OF 13.27 ACRES. THE AFOREMENTIONED AREA, KNOWN AS THE BETTER INVESTMENT ANNEXATION WILL RECEIVE THE ZONING DESIGNATION OF THE GROVE ZONE – INTERCHANGE SUBDISTRICT LOCATED AT APPROXIMATELY 2295 W 700 S, PLEASANT GROVE, UTAH; AND PROVIDING FOR AN EFFECTIVE DATE. *Presenter: Director Cardenas***

Director Cardenas reported that the City Council last saw the above item on July 15, 2019. It included the annexation of 13.27 acres along the I-15 Corridor. The annexation was approved by the Planning Commission and the City Council; however, the plat was not recorded within 60 days of that approval, as required by the Code. They were seeking approval now to reopen the 60-day window.

ACTION: Council Member Williams moved that the City Council ADOPT Ordinance 2019-15 amending Pleasant Grove City boundaries by annexing parcels from Utah County, with serial numbers 14:054:0154, 14:054:0155, 14:054:0152, and surrounding area along the I-15 Corridor, totaling an area of 13.27 acres. The aforementioned area, known as the Better Investment Annexation, will receive the zoning designation of The Grove Zone – Interchange Subdistrict located at approximately 2295 West 700 South, Pleasant Grove, Utah; and providing for an effective date. Council Member Andersen seconded the motion. A roll call vote was taken with Council Members Andersen, Bullock, Jensen, LeMone and Williams voting “Aye”. The motion passed unanimously.

- C) TO CONSIDER FOR ADOPTION A RESOLUTION (2020-08) INDICATING THE INTENT OF THE CITY COUNCIL OF PLEASANT GROVE TO ADJUST THE COMMON BOUNDARY WITH THE CITY OF CEDAR HILLS; AUTHORIZING A PUBLIC HEARING THEREON AND PROVIDING FOR NOTICE OF SAID HEARING. THE PROPOSED AREA TO BE ADJUSTED**

IS OWNED BY DAVID AND MOLLY RUBERT, LOCATED AT 4354 N 900 W, PLEASANT GROVE, UTAH, COMPRISING OF ONE ACRE AND KNOWN AS THE RUBERT BOUNDARY ADJUSTMENT; AND PROVIDING FOR AN EFFECTIVE DATE. *Presenter: Attorney Petersen.*

Attorney Petersen reported that Utah State Code provides that municipalities located adjacent to each other along a common boundary have the ability to mutually agree to adjust boundaries between them without going through the annexation process. The City received an application for a boundary adjustment from David and Molly Rubert. The proposed resolution was the first step in the process of a boundary adjustment. A public hearing was set for April 21, 2020. The City Council would vote to approve or deny the boundary adjustment at that time.

ACTION: Council Member Andersen moved that the City Council ADOPT Resolution 2020-08 indicating the intent of the City Council of Pleasant Grove to adjust the common boundary with the City of Cedar Hills; authorizing a public hearing thereon and providing for notice of said hearing. The proposed area to be adjusted is owned by David and Molly Rubert, located at 4354 North 900 West, Pleasant Grove, Utah, comprising of one acre and known as the Rubert Boundary Adjustment; and providing for an effective date. Council Member Williams seconded the motion. A roll call vote was taken with Council Members Andersen, Bullock, Jensen, LeMone and Williams voting “Aye”. The motion passed unanimously.

D) TO CONSIDER AUTHORIZING THE MAYOR TO SIGN A LOCAL CONSENT PERMIT FOR EVERMORE PARK TO APPLY FOR A STATE LIQUOR LICENSE FOR A SINGLE EVENT ON MARCH 21, 2020 BETWEEN THE HOURS OF 6 PM TO 1 AM. *Presenter: Attorney Petersen*

Attorney Petersen reported that Evermore Park was planning a Masquerade Ball on March 21 and 22 and local consent is required in order to serve alcohol.

ACTION: Council Member Jensen moved that the City Council authorize the Mayor to sign a Local Consent Permit for Evermore Park to apply for State Liquor License for a single event on March 21, 2020 between the hours of 6:00 p.m. and 1:00 a.m. Council Member Bullock seconded the motion. The motion passed with unanimous consent of the Council.

E) TO CONSIDER FOR ADOPTION A RESOLUTION (2020-09) AUTHORIZING THE MAYOR TO DECLARE TWO (2) 2018 TUNDRA PICKUP TRUCKS AS SURPLUS. *Presenter: Director Beaumont.*

Director Beaumont explained that the City had been cycling through vehicles every few years and it was now time to cycle two trucks out.

ACTION: Council Member Williams moved that the City Council ADOPT Resolution 2020-09 authorizing the Mayor to declare two (2) 2018 Tundra Pickup Trucks as surplus. Council Member Andersen seconded the motion. A roll call vote was taken with Council Members Andersen, Bullock, Jensen, LeMone and Williams voting “Aye”. The motion passed unanimously.

- F) TO CONSIDER AWARDING THE PLEASANT GROVE FOUR-HOME DEMOLITION PROJECT BID TO ESP EXCAVATION INC. IN THE AMOUNT OF \$104,599 AND AUTHORIZE THE MAYOR TO SIGN THE NOTICE TO PROCEED AND TO SIGN THE AGREEMENT UPON RECEIPT AND APPROVAL OF FINAL CONTRACT DOCUMENTS. *Presenter: Director Beaumont.***

Director Beaumont reported that staff put out a bid for the demolition of three homes on Locust Avenue and the Beck Home with ESP Excavation Inc. being the low bidder. They put in an alternate bid for the removal of the two large trees along 100 East, which the County agreed to provide reimbursement for. The company would remove the trees down to a stump; however, they were unable to remove the roots since doing so would damage the road. The stumps were to be removed when the road is widened.

ACTION: Council Member Jensen moved that the City Council AWARD the Pleasant Grove Four-Home Demolition Project bid to ESP Excavation Inc. in the amount of \$104,599 and authorize the Mayor to sign the Notice to Proceed and to sign the Agreement upon receipt and approval of final contract documents. Council Member Andersen seconded the motion. The motion passed with the unanimous consent of the Council.

11) ITEMS FOR DISCUSSION

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

1) Discussion on City Ordinance Invoking Street Improvements.

Administrator Darrington reported that the City Council needs to have a discussion regarding the ordinance requiring street improvements when certain thresholds are met. It was noted that the ordinance was revised about 3 ½ years ago.

Director Cardenas explained that prior to July 2016, any renovation or remodel costing over \$30,000, a home expansion, or the expansion of an accessory building greater than 500 square feet would trigger the street improvement requirement. Staff felt that these thresholds were onerous and worked with the Planning Commission and City Council to change them. Currently, the ordinance requires street improvements when there is an addition to a dwelling of 700 square feet or more. Accessory buildings can be up to 10% of the minimum lot size of the zone before triggering the improvements.

Administrator Darrington explained that the intent of the Code was to complete the sidewalks in the City. There are certain areas of the City that will not receive those improvements unless funded by the City. It was possible that the ordinance will not be needed and other mechanisms to get the improvements installed. Staff had been researching those mechanisms and would be presenting that data at a subsequent meeting.

In response to a question raised by Council Member Williams, it was reported that street improvements on a normal frontage cost between \$20,000 and \$50,000. Council Member Williams

commented that this was a large sum to require of a resident. He was in favor of finding another way of obtain the improvements. This ordinance restricts the residents' ability to improve their homes.

Council Member Andersen reported that curb, gutter, and sidewalks are not just for aesthetics. Having proper drainage and sidewalks improve the safety of the City. It was important to have those improvements, but it should not be burdensome on residents who are trying to improve their homes. Council Member LeMone agreed but did not feel it was the responsibility of the residents to pay for those improvements.

Staff would continue to research other options and bring them back to the Council for further discussion.

2) Public Safety Building Final Construction Numbers.

Administrator Darrington provided a handout of the Public Safety Building revenues and expenses and highlighted the donations and other contributions. He recognized the Sterling, Cook, and Fugal families as the largest contributors. Other revenue came from the sale of City property, excess General Fund money, and Capital Fund contributions. Administrator Darrington then addressed the expenses, including the major change orders.

3) City Council and Staff will Review and Discuss Items on the Agenda.

4) Staff Business.

Library Director, Sheri Britsch reported that they would be hosting a Classic Cinema Event on February 13, where they will be showing *Roman Holiday*. They have a Library employee with a master's degree in Film who would be speaking before the film and answering questions afterward. On February 29, they would be hosting the Enchanted Forest for the Dr. Seuss event.

Recreation Director, Tyler Wilkins reported that it was Employee Appreciation Week at the Recreation Center. They would finish the week with an Employee Dinner on Saturday night.

Chief Thomas stated that they are busy with training and the Stop the Bleed program.

HR Director, Kyler Ludwig reported that the Communities that Care position had been closed for the receipt of applications. They would be reaching out to the candidates soon. February 12 was the City Employee Appreciation Lunch and Awards Ceremony. All City offices would be closed so that every employee could be present.

Finance Director, Denise Roy stated that Pleasant Grove received the Distinguished Budget Award the previous week. The Council requested that Director Roy be recognized for this achievement at the next meeting.

Administrator Darrington reminded those present that the Budget and Planning Meeting will be held on Friday, February 7 beginning at 8:30 a.m.

Director Beaumont reported that staff was working to get bids out and awarded in order to be ready to begin various projects when the construction season begins. He sent the Council an email about potential dates for the City Cleanup days.

12) **REVIEW AND DISCUSSION ON THE FEBRUARY 18, 2020 CITY COUNCIL MEETING AGENDA**

The aforementioned meeting was briefly discussed.

13) **MAYOR AND COUNCIL BUSINESS**

14) **SIGNING OF PLATS**

15) **REVIEW CALENDAR**

16) **ADJOURN**

Council Member LeMone moved to adjourn the meeting at 7:37 p.m. Council Member Bullock seconded the motion. The motion carried with the unanimous consent of the Council.

The City Council minutes of February 4, 2020 were approved by the City Council on March 17, 2020.

Kathy T. Kresser, MMC
City Recorder

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