

**Pleasant Grove City  
City Council Meeting Minutes  
Work Session  
July 21, 2020  
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  
Daniel Cardenas, Community Development Director  
Deon Giles, Parks Director  
Tyler Wilkins, Recreation Director  
Tina Petersen, City Attorney  
Kathy Kresser, City Recorder  
Marty Beaumont, Public Works Director  
Kyler Ludwig, HR Director  
Sheri Britsch, Library Director  
Mike Roberts, Police Chief  
Drew Engemann, Deputy Fire Chief

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

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**4:30 P.M. WORK SESSION**

**1) INTRODUCTION OF NEW EMPLOYEES - *Presenter: Administrator Darrington.***

City Administrator, Scott Darrington introduced four new employees to be introduced. He invited Director Giles and the Police Chief Roberts to introduce their new employees. Three new officers were also present to be sworn in along with their families.

Parks Director, Deon Giles introduced Sawyer Peacock to the Council who has worked for the City part-time for six or seven years. Mr. Peacock introduced himself and reported that he lives in Spanish Fork with his wife and three daughters. He has traveled to a lot of third world countries doing international videography. He owns a non-profit business called *Sheds for Santa*.

Police Chief, Mike Roberts introduced Officers Devon Kirkman, Gary Parks, and Colin Larson. Officer Kirkman reported that he lives in Lehi with his wife and stated that he has always had a great interest in law enforcement. Officer Parks lives in Cedar Hills and was the first in his family

to work law enforcement. His father served in the Navy and he grew up in Portland, Oregon. Officer Larson grew up in a law enforcement family and served six years in the military. He was excited to serve the citizens and the City of Pleasant Grove.

City Recorder, Kathy Kresser swore in the new officers.

Public Works Director, Marty Beaumont introduced Kyle Kingsbury to the Council. He reported that most of the City's engineering responsibilities will be handled by Mr. Kingsbury. Mr. Kingsbury briefly introduced himself and stated that he is a Mining Engineer. He earned a Civil PE License as well as a Master's degree in Business Administration. He was eager to help make things better in the City for the residents and businesses.

**2) ICO DEVELOPMENT AGREEMENT – *Presenter: Administrator Darrington.***

Administrator Darrington presented an agreement the City has with ICO Development, which is the commercial side of Ivory homes. The agreement was entered into in 2013 for property to the east of Water Gardens. At the time, ICO purchased the property, the property was owned by the Federal Deposit Insurance Corporation ("FDIC"). It was noted that there were issues with the previous owner.

Administrator Darrington reported that ICO approached the City with different development options. One of the requests at the time was for senior housing. The underlying zone is the Neighborhood Commercial, which does not allow any sort of housing development. The Development Agreement was set up such that the City would create a Senior Housing Overlay for ICO to complete the project.

Administrator Darrington stated that the Senior Housing Overlay caps the developer at 24 units per acre. The overlay only applies to a portion of the project area and not the entire acreage ICO owns. The City asked ICT to provide three retail buildings. The request was for ICO to provide 18,500 square feet of retail, 46,000 square feet of office development, and 35,500 square feet for additional commercial development and other potential buildings.

Administrator Darrington reported that ICO was asked to deliver over 80,000 square feet of commercial development and 18,500 of retail. ICO was to develop three 6,000 square-foot retail buildings within certain timelines. Once they begin work on the senior housing, they would have a two-year window to develop the first retail building. Once the senior housing is 75% occupied, they would have another two-year window to develop the next building. The same would apply to Building #2.

Administrator Darrington reported that if retail development was not done based on the set timelines, ICO would have to pay the City \$18,000 per year. If they developed one building, that amount would be reduced by one-third, down to \$12,000 a year. If they completed another building, it would decrease to \$6,000 per year. If they developed all three buildings, the liquidated damages would go away.

Administrator Darrington stated that the agreement was intended to ensure that the retail development comes to fruition. He further stated that Stephen Hopkins approached the City 1½ years ago and proposed a different development that included more townhomes but also left intact the requirements on commercial development. The intent was still to deliver the retail and the office portion.

Administrator Darrington reported that ICO Development now seeks to have some considerations regarding the retail portion. He felt this was a difficult property to put retail on because of the railroad tracks and the access. If the City were to exchange some of the retail, it would be for commercial use.

*Stephen Hopkins* reported that he approached the Council 18 months ago about the struggles they have had with the site. He explained that a Development Agreement is in place that ties any multi-family to the retail. The site has been marketed since the agreement was signed. Brokers have spent a lot of money on advertising but there was extremely low traffic.

Mr. Hopkins stated that the site was not a good retail area in terms of access and visibility. He requested that the Council change a use to help bring density to the site and make it viable. He stated that the retail has to be built concurrently or before any multi-family use goes in. He reported that the previous owner had site plans approved with the retail and ended up becoming insolvent after filing for bankruptcy.

Mr. Hopkins reported that the COVID-19 pandemic exacerbated the situation, especially on the retail side. He presented a graph showing the annual retail closures in the United States per store. He explained that brick-and-mortar retail stores are on the decline and are closing as a result of other stores that are moving towards e-commerce and changing demographics.

Mr. Hopkins stated that millennials prefer to shop online and are becoming a larger portion of retail shoppers. In reference to Brandon Fugal's statements, Mr. Hopkins stated that even with such exciting growth and optimism in the real estate market there is a need for caution. He reported that analysts project tens of thousands of retail store closures and large vacancies over the next few years.

Mr. Hopkins presented data on retail sales in 2020. Retail sales are slumping significantly compared to 2019. He further showed a graph representing the net absorption of retail space that has significantly gone down in recent years. He stated that the forecast is significantly negative meaning that there is an uptake in vacancy, negative rent growth, and negative net absorption. The state is also experiencing drops in apparel and food services. Nationally the e-commerce industry is capturing market share.

Mr. Hopkins requested that the Council allow ICO Development to develop 55 townhome units that are not tied to any commercial use. He was also looking into supplementing the retail side with an office. This will in turn bring density and traffic to the site making the commercial zone viable.

In response to a question by Council Member LeMone, Mr. Hopkins stated that the townhome plan was not approved and it was just a recommendation. Council Member Jensen reported that the Senior Housing Agreement includes 60 units with a density of 24 units per acre.

Administrator Darrington reported that retail business has increased exponentially over the past seven years since the Council signed the ICO Development Agreement. If the City is interested in housing, this was a potential concept plan. He stated that the City does not need additional housing even if the agreement terms do not change.

Council Member Jensen explained that an increase in density the mixed overlay would be needed for the additional townhomes. Council Member Andersen confirmed that the Council will be required to prepare a zoning amendment since the agreement is under the Senior Housing Overlay and these would not be senior housing units. Administrator Darrington thought that commercial would bring more traffic than townhome housing.

Council Member Williams commented that even though the developer will make more money on the townhomes than retail, the residential areas may not like the commercial traffic that will come. Council Member Jensen felt that having townhomes and commercial in the proposed location would cause problems for either of the parties involved. He suggested that office buildings be allowed.

Administrator Darrington reported that Union Pacific had stated that in the past if access is granted to ICO Development, this would mean that the other two accesses would be closed. Access on 600 west could be a potential second access point. He was concerned that the proposed development will bring a lot of traffic to that area.

Council Member Williams asked if the senior housing is similar to the four-story building across 1300 West. Mr. Hopkins responded in the affirmative. Council Member Williams asked if ICO development was struggling with the senior housing concept or commercial retail. Mr. Hopkins responded that it is retail. He explained that retailers are not interested in the site and that the Development Agreement ties the senior housing to retail.

Mr. Darrington reported that if the ICO fails to build the housing, they have to pay the City for every year they failed to deliver on the retail. Community Development Director, Daniel Cardenas stated that the building would be three stories tall.

Council Member Andersen would like to keep the retail part of the building. Council Member LeMone also wanted the retail retained and was open to allowing office spaces. Council Member Bullock stated that COVID-19 will not last forever. There was no need to build offices as people are now working from home.

Mr. Hopkins stated that office spaces will have a three to five-year backlog of vacant space and retail is worse. Council Member Bullock was in support of retail. Mayor Fugal stated that the City will struggle for years in the Grove area to fill up the retail.

Administrator Darrington stated that they will meet with Mr. Hopkins and talk about the timing of when the retail will be required to go in. If that works for them, the Council will readdress the townhome/senior housing issue and amend the agreement.

**3) COMMUNITIES THAT CARE UPDATE – Presenter: Tamara Oborn.**

*Tamara Oborn* reported that she had been doing virtual training with people across the nation with regard to substance abuse prevention work. She was thankful for the support she had received from Pleasant Grove. She stated that PG Cares was started to prevent coalitions in Pleasant Grove. The main focus is the economic benefit of prevention work.

Ms. Oborn stated that substance abuse is one of the most costly health problems in the United States. Department of Health and Human Services studies show that for every dollar spent per child in school, society saves \$18 in future problems. She further explained that 30% of youth in Pleasant Grove struggle with depression. Of those, 15% have considered suicide, 10% have attempted suicide, and up to 20% have engaged in self-harming behavior.

Ms. Oborn reported that local prevention work is becoming an important part of the community. She explained that if 20% or 30% of youth are struggling with depression, a higher percentage of adults are struggling because they are more likely to die by suicide than children.

Ms. Oborn reported that The Communities That Care model was developed by the University of Washington Social Development Research Group as a local prevention model. The model is evidence-based. The main purpose is to use the social development strategy for prevention work. She explained that even though individuals are different, providing opportunities, skills, and recognition can help people bond.

Ms. Oborn explained that there are five different areas of interaction that the City can focus on in prevention work opportunities. She felt that allowing people to participate, get an education, and have a team is very important in achieving this goal. She insisted on the need to teach children the skills necessary to make good decisions. Information about cell phones, pornography, drugs, anxiety, and depression, can help young people make good decisions when such situations arise.

Ms. Oborn explained that recognition is more of a behavioral reinforcement and a very important part of connection. Bonding ensures that clear standards of behavior are followed. The goal is to increase protective factors that help keep people safe. Protective factors help create bonds and teach children the skills they need. Risk factors such as a history of substance abuse, physical illness, and disabilities, losing a family member, access to harmful and lethal objects can have harmful effects on youth.

Ms. Oborn explained that Communities that Care focuses on protective factors such as connectedness with caregivers and parents, safety, resilience, access, education, and literacy levels in the community. She insisted that children need to be taught essential life skills to stay safe. She stated that local coalitions are receiving support from State departments, the County Health Department, the United Way, the Alpine School District, and the Utah Army National Guard. The

Greenhouse Centers in Austin Therapy Center and the White House Sage Recovery have drug and alcohol detox centers.

Ms. Oborn reported that AFSP stands for the American Foundation for Suicide Prevention and Defend Innocence is the Unique Foundation's sexual abuse prevention program. The Trevor Project is concerned with transient LGBTQ children. Communities that Care holds classes that are a proven and effective way to reduce suicides in a community.

Ms. Oborn reported that every organization has to have a structure. She said that a key leader board exists to give direction. The community board is made up of Pleasant Grove residents. The organization also has an executive committee and workgroups.

Ms. Oborn reported that the organization holds quarterly meetings to provide updates on what is underway and they receive direction from the leadership. She stated that there are public engagements for leaders to interact with residents, which helps build trust in the community.

Ms. Oborn stated that a \$5,600 Youth Suicide Prevention Grant was received from the State that was used to promote the United Way Everyday Strong Program. She further stated that they partnered with Intermountain Healthcare and received help from the National Guard. She reported that 150 resource packets were distributed to the community and 50 parents participated in the Everyday Strong program.

Ms. Oborn reported that Communities that Care supported 15 local businesses by buying gift cards to give prizes to chalk artists and families that signed up for the Everyday Strong Program. Council Member LeMone stated that the City Council is prepared to help PG Cares in every way possible.

#### **4) STAFF BUSINESS**

There was no staff business.

#### **5) ADJOURNMENT**

**ACTION:** Council Member Williams moved to adjourn the Work Session at 5:39 p.m. Council Member LeMone seconded the motion. The motion carried with the unanimous consent of the Council.

The City Council Work Session minutes of July 21, 2020, were approved by the City Council on August 4, 2020.

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Kathy T. Kresser, MMC  
City Recorder

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