

**Pleasant Grove City  
City Council Meeting Minutes  
Work Session  
August 3, 2021  
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  
Tina Petersen, City Attorney  
Denise Roy, Finance Director  
Kyler Ludwig, HR Director  
Deon Giles, Parks Director  
Marty Beaumont, Public Works Director  
Mike Roberts, Police Chief  
Drew Engemann, Deputy Fire Chief  
Daniel Cardenas, Community Development Director

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

---

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

**1) Discussion on Pipe Plant Development.**

City Administrator, Scott Darrington reported that the Committee working on the Master Plan for the Pipe Park met the previous Monday to discuss what the Park will look like going forward. The Master Plan includes a public park, a Public Works facility, extra cemetery space, and a storm drain area. After learning of a generous donation to help make the park something special, the Committee discussed whether the location of the Public Works facility in the Park area needs to be reevaluated. If the facility were located elsewhere, approximately 10 acres would be freed up to be used as a park extension or for some other purpose. The Committee concluded that the matter should be placed on the agenda for the City Council to determine how to proceed.

Because planning had been ongoing for the past two to three years, Administrator Darrington stated that a decision needs to be made quickly and will likely lock in the use. Although money had already been spent on design, he did not believe the amount was enough to hinder making a different use decision. He commented that there were extenuating circumstances that will affect

the donor's participation in helping direct the development of the Park. Administrator Darrington was not able to address those circumstances but stated that they would be clarified.

Administrator Darrington's recommendation was for the City to complete its due diligence within the next few weeks and present suggestions to the City Council as to whether the Public Works facility should remain in the Pipe Plant area or moved to another location. The discussion would take place in an Executive Session since specifics would be discussed. Staff's presentation would include potential locations and cost estimates with the understanding that discussions with potential property owners will take place before a decision was made.

Council Member Williams asked if there were any disadvantages to pursuing relocation of the Public Works facility. Administrator Darrington stated that if the inquiry was done quickly, the estimated change would add six months to the project to purchase additional property and determine how to pay for it. Council Member Williams asked if the delay would impact the Public Works facility and the Park. Administrator Darrington agreed that there would be a delay with the Public Works facility but not necessarily a delay in the Park. The dynamics might change, including cost, if the Park was expanded. Mayor Fugal recognized that some money would be wasted if changes were made such as the cost of required relocations. It was acknowledged that some work has already been done and paid for. Administrator Darrington reported that approximately \$30,000 has already been spent on architectural fees to help create the concept and space analysis. Some of that work will carry over but other work will need to be revised. Administrator Darrington expressed concern with potential interest rate changes.

The scope of what was to remain in the area if the Public Works Facility was moved was discussed. It was noted that the detention basin will remain as it is the only reason the property was purchased. The location of the Decontamination Facility, which the City is required to have, would need to be evaluated. The staff analysis would include fully addressing each of the issues identified. Specific discussion would take place between Public Works Director, Marty Beaumont; Finance Director, Denise Roy; Administrator Darrington; and City Attorney, Tina Petersen.

Mayor Fugal stated that it could take more than two weeks to complete the assessment and recommendation. Administrator Darrington stated that it will likely extend beyond September. He reiterated that they will not be talking to potential property owners but will likely pinpoint potential properties. He did not think it was wise to prematurely address the issue with potential sellers, which could impact the asking price. Mayor Fugal stated that another option was to relocate the Park. Administrator Darrington stated that staff would explore all options.

## **2) Staff Business.**

Library Director, Sheri Britsch, introduced Linda Butler, who runs the Pleasant Grove Literary Center. Director Britsch reported that the Pleasant Grove Literary Center won first place for the Tutorial Center in Utah Valley. The award was even more impressive because the time frame took place during the COVID-19 pandemic, which created additional obstacles. Ms. Butler was presented with a plaque. She stated that the Center continued to function due to the efforts of 20 volunteers. They had an innovative approach and navigated the internet, which had a significant impact on the lives of children. 23 students participated in the program, which was half the normal

size. The program was expected to be back to normal by the Fall. Director Britsch also referenced the Summer Reading Program, which wrapped up the previous week with more than 4,000 participants.

Human Resources Director, Kyler Ludwig, reported that Recreation Coordinator, Doreen McDade, recently retired. The City received 95 applications to fill the position, with Joe Darius being hired. Mr. Darius was described as a hard worker who has been with the Recreation Department for a long time. He was to be introduced at the next City Council Meeting. Council Member Jensen asked about the status of the upcoming pickleball tournaments. Director Ludwig noted that they were working on a Fall Tournament with the New Coordinator. Administrator Darrington stated that there will be an employee tournament in the Fall.

Public Works Director, Marty Beaumont, provided a water update. He noted that at the end of June to early July, when the City began to stress conservation, water usage was 5% higher than the prior year. By the end of July, however, water usage dropped 17% from the previous prior. The ongoing decrease in consumption was considered to be a positive sign.

Director Beaumont reported that if the City continues at the same usage rate, it will be out of secondary water the first part of October and unable to reach the October 15 goal. He recommended that the water be shut off on October 1, 2021, and any water not used at that point carried over as storage water for the next year.

Council Member Williams stated that although the October 1 goal seemed practical, he questioned whether it would be better to wait until late August or September before making the decision to determine the cutoff date. Director Beaumont agreed but stated that the selection of the October 1 date was based on the fact that most gardens have been harvested by then and freezing temperatures are imminent. Council Member Williams commented that when water is shut off early there are typically complaints from residents. Because they pay for secondary water 12 months out of the year, they want access to it year-round.

Director Beaumont confirmed that any excess water after October 1 will be held over to the next year. He also noted that recent storms have been replenishing groundwater. As a result, all of the holdover water from the entities participating in Deer Creek for the past year will have been used up. It was noted that the October shutoff date was only possible because of the available 20% hold-over water from last year.

In response to resident complaints, it was determined that residents need to know that limiting water usage is part of the cost of providing secondary water. The message from the City should be that it cannot provide water it does not have. The intent is to protect the hold-over water for next year since it will impact future availability.

Council Member LeMone commented that several years ago, the City assessed a drought surcharge. That action was allowed by the residents without much complaint because the drought was evident. Because this year's drought is worse, she thought the residents would understand the need for an early water shutoff. She supported the October 1, 2021, cutoff but was willing to wait to make a final decision until late August.

Other potential water-saving options included surcharges, further restricting types of watering, or renting water. The City's water usage trend was going in the right direction but residents need to recognize that recent rains did not mean there was a return to normal. The goal was to continue with conservation.

Mayor Fugal reported that the October 1 cutoff date should be an estimate only. Further evaluation should take place the end of August when more information is available on the water supply.

Council Member Andersen stated that eight years ago when residents were purchasing culinary water, they used far less on their lawns than when flat rate secondary water was available. She considered that difference to be significant and wondered if the numbers were the same. Director Beaumont pointed out that the State guidelines for usage to irrigate should be 2,100 acre-feet. City residents are using nearly 3,700 acre-feet, which is substantially more than the guidelines.

Mayor Fugal asked about the status of the 100 East project. Director Beaumont reported that all of the red lines have been completed, and the plans have been finished. The County is ready to move forward with the project, which is ready to go out to bid.

Administrator Darrington reported that UTOPIA will be holding its Groundbreaking Ceremony the following Thursday at Manilla Creek Park. It was noted that Summer-Bration was scheduled for the following Thursday.

Community Development Director, Daniel Cardenas, introduced a newly created Code Enforcement Map that was developed with the assistance of Code Enforcement Official, Gail Connelly. Director Cardenas described the various color components of the map and the type of information it would provide. Each color signified a different type of information. A Legend was to be provided soon. A link to access the map would be provided once it is completed.

Director Cardenas stated that Code Enforcement's role is pro-active, based on both complaints and observations received in the field. Currently, there are 20 to 30 open cases. The map will show repeat offenders. Director Cardenas reported that complaints have been submitted by phone but eventually can be done online.

There was discussion regarding how long-standing Code violations are addressed. Council Member Bullock described driving by homes where Code violations have existed but no City action appeared to have been taken. He wanted to know what happened in those instances and if there was a way to track the action taken. Director Cardenas reported that Code Enforcement has discretion in terms of the time allowed to correct a condition depending on the type and severity of the problem.

Council Member Jensen asked if the Code Enforcement Officer has the authority to resolve the matter or if the police presence is necessary. City Attorney, Tina Petersen, stated that when the Code Enforcement Officer finds that a criminal citation needs to be issued, the presence of a police officer is required. She had not yet seen any such cases in the criminal court. Director Cardenas reported that the Code Enforcement Officer first attempts to make direct contact with the property owner. If unable to contact the property owner, a Certified Letter is sent.

Director Cardenas reported on the proposed rezoning of a 3.4-acre parcel of property located at approximately 1620 North 1300 West. The request from Alan Prince was to rezone the property from R1-20 to R1-12. Initially, the applicant requested rezoning of the property to R1-10, but revised the request to R1-12, based on discussions and neighbor concerns. The property is in a low-density residential area. The current recommendation of staff and the Planning Commission was to approve the request. Director Cardenas stated that in the process of approval, it was acknowledged that the City’s Master Plan, and Land Use maps had some inconsistencies as they pertain to R1-10 zones and the definition of low-density residential land use designations.

There was a discussion among the Council and staff regarding the status of the General Plan, when or if it had been reviewed and/or revised, and whether the documents available to the public were up to date. The comments pertained to issues pertaining to R1-10 zoning issues. If the General Plan had not been recently updated or if it needed correction, it was felt that such work should be done. Director Cardenas was in the process of preparing a Request for Proposals (“RFP”) to work on a new updated General Plan. The understanding that community participation was a critical component was key.


There was further discussion about what should be discussed at the actual City Council Meeting. Because the issue with the General Plan was related to a zone change and not requested by an applicant and because the zoning request was approved by the Planning Commission and staff, it was thought that the request should be the scope of the discussion. All agreed that any inconsistencies should be corrected but that such a discussion was not germane to the specific request for action. Council Member Williams suggested that the discussion include an acknowledgment that the General Plan contains published inconsistencies, which had been complained about by City residents, and that it should be corrected by staff.

**3) Adjournment.**

**MOTION:** Council Member Jensen moved to ADJOURN the Work Session at 5:32 p.m. Council Member Bullock seconded the motion. The motion carried unanimously with Council Members Andersen, Bullock, Jensen, LeMone, and Williams voting “Aye”.

The Work Session adjourned at 5:32 p.m.

The City Council Work Session minutes of August 3, 2021, were approved by the City Council on August 17, 2021.

  
\_\_\_\_\_  
Kathy T. Kresser, MMC  
City Recorder

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

