

**Pleasant Grove City  
City Council Meeting Minutes  
Regular Session  
July 19, 2022  
6:00 p.m.**

Mayor: Guy L. Fugal

Council Members: Eric Jensen  
Cyd LeMone  
Todd Williams

Staff Present: Scott Darrington, City Administrator  
Daniel Cardenas, Community Development Director  
Deon Giles, Parks Director  
DaSheek Akwenye, Recreation Director  
Kathy Kresser, City Recorder  
Neal Winterton, Public Works Director  
Mike Roberts, Police Chief  
Denise Roy, Finance Director  
Sheri Britsch, Library and Arts Director

Excused: Council Member Dianna Andersen  
Council Member Brent Bullock  
City Attorney, Tina Petersen  
Fire Chief, Drew Engemann

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

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**6:00 P.M. REGULAR CITY COUNCIL MEETING**

**1) CALL TO ORDER**

Mayor Guy Fugal called the meeting to order at 6:00 p.m. All City Council Members were present with the exception of Council Members Andersen and Bullock who were excused.

**2) PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Finance Director, Denise Roy.

**3) OPENING REMARKS**

The opening remarks were offered by Council Member Jensen.

4) **APPROVAL OF MEETING AGENDA**

City Administrator, Scott Darrington announced that Action Item 10A pertaining to the Hale Center Bond was postponed indefinitely to a date uncertain.

**ACTION:** Council Member Jensen moved to APPROVE the meeting agenda with the changes announced by Administrator Darrington. Council Member Williams seconded the motion. Council Members vote: Eric Jensen, Yes; Cyd LeMone, Yes and Todd Williams, Yes. The motion passed unanimously.

Mayor Fugal invited local elected State Senator, Mike Kennedy, who was present at the meeting to speak. Senator Kennedy thanked the Mayor and Council for their work and noted that he does that same type of work at the State level. He offered to help with issues and liked working closely with cities. He reported that he is running unopposed for re-election. He invited input from the elected officials, provided his contact information, and asked them to let him know what is important to them. He was currently working on issues pertaining to water preservation and towns and election integrity. The Council Members thanked Senator Kennedy for his efforts. Mayor Fugal noted that roads and road funding are significant in Pleasant Grove. He stated that a Road Fee issue is currently before the State Supreme Court. He mentioned that eventually, the City would like the State to take over Pleasant Grove Boulevard.

5) **OPEN SESSION**

Bruce Robinson, asked that a nearby intersection be changed to a four-way stop to better control traffic. He also asked that a speed bump be placed in front of his home. Administrator Darrington stated that Public Works and the City Engineer would investigate the matter.

There were no further public comments. The open session was closed.

6) **CONSENT ITEMS**

- A. **City Council Minutes:  
City Council Minutes for the June 29, 2022, Special Meeting.  
City Council Minutes for the July 5, 2022, Meeting.**
- B. **To Consider for Approval of Payment Request No. 5 for J. Lynne Roberts and Sons for the Manila Pond Booster Station Project.**
- C. **To Consider Approval of Payment Request No. 5 for Geneva Rock Products for the Micros Surfacing 2021 Project.**
- D. **To Consider Approval of Payment Request No. 4 for Hydro Resources – Rocky Mountain Inc. for the BLVD Well Project.**
- E. **To Consider Approval of Payment Reports for July 14, 2022.**

**ACTION:** Council Member Jensen moved to APPROVE the Consent Items as published. Council Member Williams seconded the motion. Council Members vote: Eric Jensen, Yes; Cyd LeMone, Yes and Todd Williams, Yes. The motion passed unanimously.

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

There were no commissions or appointments.

8) **PRESENTATIONS**

There were no presentations.

9) **PUBLIC HEARING ITEMS**

- A. **Public Hearing to Consider for Adoption an Ordinance (2022-16) to Adjust the Common Boundary Between Pleasant Grove City and the City of Cedar Hills. The Proposed Area to be Adjusted is Owned by Dennis M. and Katherine Dahl, 9652 North Orchard Lane Cedar Hills, Utah and is a Parcel of Number 14:003:0372 located in Pleasant Grove Utah. *Presenter: Administrator Darrington.***

Administrator Darrington presented the staff report and stated that it was addressed last month. The subject property, acquired by the Dahls, is primarily located in Cedar Hills on the border with Pleasant Grove. In working with the Dahls, the City acquired a perpetual easement to allow access for maintenance of the irrigation ditch running through the property and other things in exchange for adjusting the boundary line between the two cities to allow the Dahl's property boundary to be annexed entirely into Cedar Hills.

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

**ACTION:** Council Member Jensen moved to ADOPT Ordinance 2022-16 to adjust the common boundary between Pleasant Grove City and the City of Cedar Hills. The proposed area to be adjusted is owned by Dennis M. and Katherine Dahl, 9652 N Orchard Lane Cedar Hills, Utah and is Parcel Number 14:003:0372 located in Pleasant Grove, Utah. The motion was seconded by Council Member LeMone. Council Members vote: Eric Jensen, Yes; Cyd LeMone, Yes and Todd Williams, Yes. The motion passed unanimously.

10) **ACTION ITEMS READY FOR VOTE**

- A. **To Consider for Adoption a Resolution (2022-040) of the City Council of Pleasant Grove City, Utah Authorizing and Approving the Execution and Delivery of One or More Master Lease Agreement(s) by and between the City, the Local Building Authority of Pleasant Grove City, Utah ("The Authority") or Other Parties, One or More Ground Lease Agreement(s) and a Sublease Agreement; Authorizing the Issuance and Sale by the Authority of its Lease Revenue Bonds, Series 2022, in an Aggregate Principal Amount of Not More Than \$35,000,000 and Related Matter; and Providing an Effective date. *Presenter, Administrator Darrington. Removed from the calendar and postponed; new date to be provided.***

- B. To Consider for Approval a Three-Lot Final Subdivision Plat, Called the Void Plat 'H' on 2.86 Acres, Approximately Located at 1506 West Pleasant Grove Boulevard in The Grove – Commercial Sales (GRV-CS) Zone. (SAM WHITE'S LANE NEIGHBORHOOD) (Jon Walter Applicant) Presenter: Director Cardenas.**
- C. To Consider for Approval a Site Plan for a Two-Story, multi-tenant Office Building Located at Approximately 1506 West Pleasant Grove Boulevard, on Property Zoned The Grove – Commercial Sales (GRV-CS) Zone. (SAM WHITE'S LANE NEIGHBORHOOD) (Jon Walter Applicant) Presenter: Director Cardenas.**
- D. To Consider for Approval a Site Plan for a Single-Story, multi-tenant Retail Building with a Drive-through Located at Approximately 1506 West Pleasant Grove Boulevard, on Property Zoned The Grove – Commercial Sales (GRV-CS) Zone. (SAM WHITE'S LANE NEIGHBORHOOD) (Jon Walter Applicant) Presenter: Director Cardenas.**
- E. To Consider for Approval a Site Plan for a Single-Story, Retail Building with a Drive-through Located at Approximately 1506 West Pleasant Grove Boulevard, on Property Zoned The Grove – Commercial Sales (GRV-CS) Zone. (SAM WHITE'S LANE NEIGHBORHOOD) (Jon Walter Applicant) Presenter: Director Cardenas.**

Administrator Darrington stated that Items 10 B, 10C, 10D, and 10E all pertained to the same subject and would be discussed together but voted on separately.

Community Development Director, Daniel Cardenas, presented the four items pertaining to a plat for a four-lot subdivision and the three site plans, each on a separate lot. The project was called Urban Grove Project. He identified the property on an aerial map displayed. The four subject lots and some unrelated properties were previously identified as Plat 'F.' On the Proposed Commercial Plat Map the new Subdivision Plat would be called Plat "H" and contain the existing Lot 11 divided into four lots identified as Lots 12, 13, 14, and 15. Lot 14 would be developed later. Director Cardenas identified the locations of the proposed office building (Site Plan 1), the retail building (Site Plan 2), and the small building that will contain a drive-thru restaurant (Site Plan 4).

Director Cardenas showed the Master Plan for the entire area and identified where the project will be located. He noted that the buildings described are not being approved by these actions and could be subject to change. The buildings will be similar to what is being built along the Boulevard and ownership of the buildings will be with one owner. The units, however, could be converted to condominiums. Director Cardenas identified the various parking areas, access, and landscape for the three sites and stated that the buildings will work together to provide parking, function, and flow. He also showed the details regarding the elevations of the buildings and stated that the office building will have two stories. The developer intends to use the second story of the office building for the company's home offices. Director Cardenas reported that all items were unanimously approved by the Design Review Board and the Planning Commission.

Director Cardenas reviewed the designation of each of the site plans as follows:

- Site Plan 1 – A two-story office building on Lot 12;
- Site Plan 2 – A retail building on Lot 13; and
- Site Plan 4 – A small drive-thru restaurant on Lot 15. It was noted that the drive-thru restaurant is not a sit-down restaurant.

**ACTION:** Council Member Jensen moved to APPROVE a Three-Lot Final Subdivision Plat, called the Void Plat 'H' on 2.86 acres, approximately located at 1506 West Pleasant Grove Boulevard in The Grove – Commercial Sales (GRV-CS) Zone. Council Member Williams seconded the motion. Council Members vote: Eric Jensen, Yes; Cyd LeMone, Yes and Todd Williams, Yes. The motion passed unanimously.

**ACTION:** Council Member Williams moved to APPROVE a Site Plan for a two-story, multi-tenant office building located at approximately 1506 West Pleasant Grove Boulevard, on property zoned The Grove – Commercial Sales (GRV-CS) Zone. Council Member Jensen seconded the motion. Council Members vote: Eric Jensen, Yes; Cyd LeMone, Yes and Todd Williams, Yes. The motion passed unanimously.

**ACTION:** Council Member Jensen moved to APPROVE a Site Plan for a single-story, multi-tenant retail building with a drive-thru located at approximately 1506 West Pleasant Grove Boulevard, on property zoned The Grove – Commercial Sales (GRV-CS) Zone. Council Member Williams seconded the motion. Council Members vote: Eric Jensen, Yes; Cyd LeMone, Yes and Todd Williams, Yes. The motion passed unanimously.

The applicant, Jon Walter, stated that his company is pleased to be relocating to Pleasant Grove. Their office will be on the second floor of the office building with tenants occupying the ground floor. They were currently seeking businesses for the retail building. They were also looking for a business for the drive-thru restaurant. He reported that Site 3 was not included as they were working with Tropical Smoothie Café, who they have a business relationship with, for possible inclusion in the area.

**ACTION:** Council Member Williams moved to APPROVE a Site Plan for a single-story retail building with a drive-thru located at approximately 1506 West Pleasant Grove Boulevard, on property zoned The Grove – Commercial Sales (GRV-CS) Zone. Council Member Jensen seconded the motion. Council Members vote: Eric Jensen, Yes; Cyd LeMone, Yes and Todd Williams, Yes. The motion passed unanimously.

- F. To Consider Awarding the 1300 West Street Realignment Project Bid Along with Base Bid A, Base Bid B, and Additive Alternate #1 for a Total Amount of \$2,295,171.25 to Newman Construction Inc. and Authorize the Mayor to Sign the Notice of Award and Authorize the Mayor to Sign the Notice to Proceed and Agreement upon Receipt and Approval of Final Contract Documents. Presenter: Director Winterton.**

Public Works Director, Neal Winterton, presented the staff report and stated that the project, engineering, and design all worked together on the road alignment. He reported that some

construction will begin in the Fall with completion expected in April 2023. A Development Agreement was signed a few years ago to complete the road.

**ACTION:** Council Member Jensen moved to AWARD the 1300 West Street Realignment Project Bid along with Base Bid A, Base Bid B, and Additive Alternate #1 for a total amount of \$2,295,171.25 to Newman Construction, Inc. and authorize the Mayor to sign the Notice of Award and authorize the Mayor to sign the Notice to Proceed and Agreement upon Receipt and Approval of Final Contract Documents. Council Member Williams seconded the motion. Council Members vote: Eric Jensen, Yes; Cyd LeMone, Yes and Todd Williams, Yes. The motion passed unanimously.

- G. To Consider for Adoption a Resolution (2022-041) Authorizing the Mayor to Sign a Street Improvement Participation/Reimbursement Agreement in Favor of Pleasant Grove City with Portfolio Investments and Corey Brand for a Project Located at Approximately 1300 West and North County BLVD, Pleasant Grove, Utah County, Utah and Providing an Effective Date. Presenter: Director Winterton.**

Director Winterton complimented the team that prepared the 1300 West Project. They worked with three different groups of property owners and development groups to make the project a success. The improvements would benefit future development and help pay off the bond. Mayor Fugal asked if signalization on North County Boulevard was covered. Director Winterton stated that it was not. When asked about who would pay for that work, Director Winterton stated that a couple of entities would be participating. Administrator Darrington reported that the State typically funds that type of work. Director Winterton could not provide a finish date for the project.

**ACTION:** Council Member LeMone moved to ADOPT Resolution 2022-041 authorizing the Mayor to sign a Street Improvement Participation/Reimbursement Agreement in favor of Pleasant Grove City with Portfolio Investments and Corey Brand for a project located approximately 1300 West and North County Boulevard, Pleasant Grove, Utah County, Utah and providing an effective date. Council Member Jensen seconded the motion. Council Members vote: Eric Jensen, Yes; Cyd LeMone, Yes and Todd Williams, Yes. The motion passed unanimously.

## **11) ITEMS FOR DISCUSSION**

### **A. Continued Items from the Work Session, if Needed.**

Parks Director, Deon Giles, stated that they did well in the Mustang League State competition. The department continued to be busy. He was asked about the status of the Pickleball Courts and indicated that the following day was the one-year warranty inspection. There was a brief discussion regarding area plants and cleaning issues with the courts. He stated that the Downtown Park looks good.

Recreation Director, DaSheek Akwenye, stated that there would be an annual closure of the facility for cleaning between August 10 and 15. On August 8 they will have an Employee Appreciation Party at the pool. He stated that they will close at 6:00 p.m.

Police Chief, Mike Roberts, was asked about a police escort comment seen on Facebook. He stated that he knew that it was done in support of a child who had recovered from cancer and that it was a

special event for those involved. They were in the process of testing for the Sergeant's position with eight officers participating. For the other opening in the Police Department, they received 24 applications. Of that group, four were certified to be police officers. Interviews were to be conducted the following Monday.

Chief Roberts reported they have the itinerary for the Citizens Academy and indicated that the department recently helped the Fire Department with a block party. The following week, an ABC documentary crew will be in Pleasant Grove filming a program about officers Loch and Wilding, who are the only female motorcycle duo in the State. Council Member Williams provided detail about the Indiana Mall shooting.

Library and Arts Director, Sheri Britsch, reported that they are wrapping up the Summer Reading Program with a party. She briefly described the program at the Cemetery regarding favorite Pleasant Grove Founders. She also stated that Andrea Thurlow, who has worked at the Library since she was 16, resigned this past week. She stated that new personnel will be hired.

Director Winterton reported that the Discovery Park Pickleball Courts will need an extension of the Noise Ordinance through August 19 to cover completion. He appreciated the dedicated Public Works employees who have worked in the heat without air conditioning. He listed all of the projects they are involved in including working on various projects, running heavy equipment, doing quality checks for residents (averaging 20 calls per day), dismantling vehicles, doing project inspections, and preparing for road closures.

Director Winterton reported they had a leak the previous week that resulted in crews having to work 13-hour days. Staff volunteered to cover staffing needs. The 1250 East Project was getting ready for new asphalt. He noted that they are continually flushing the water system and responding to concerns about water pressure. They have been issuing 50 citations per week for pressurized irrigation water and responding to water concerns.

Council Member Jensen asked about the 2600 Project. Director Winterton stated that it is in the final design phase and negotiations with residents. He stated that most of the residents support the project but there has been some opposition. There was discussion regarding the 100 East Project and communication issues with the County. Mayor Fugal stated that he would make an appearance at the Commission Meeting. Council Member LeMone stated that it is a safety issue at this point.

Council Member LeMone asked about the detention basin at 800 North 600 West. Director Winterton stated that they hope to begin work next fall as it is in the budget. The Mayor reported that the new lane on the Boulevard is great and asked about counter strips on Pleasant Grove Boulevard. Director Giles stated that his department is doing that project. Mayor Fugal wanted the Public Works staff to know that their hard work is appreciated. Director Winterton commended his team for their dedication to the City.

Director Cardenas reported that they will be getting a new Popeyes restaurant. With regard to the State Street (McKay Christensen) Project, he stated that they had a 90-minute meeting where the project was moved forward possibly with new buyers. They are trying to define what is to be done in the area and how the project can proceed. When asked how that property got so close to 1300

West, Director Cardenas reported that an ordinance was required for the project and was ultimately approved.

Director Cardenas stated that he met with staff and procedural changes were made. He stated that they meet bi-monthly.

Finance Director, Denise Roy, was working on the information needed for the Truth In Taxation Hearing for property taxes. She also said that an audit will begin shortly.

City Recorder, Kathy Kresser, indicated that the mylar needs to be signed.

Administrator Darrington stated that a Mid-Year Retreat is scheduled for the following Tuesday. He asked that the Council Members inform him of any needed additions to the agenda.

**12) REVIEW AND DISCUSSION OF THE AUGUST 2, 2022, CITY COUNCIL MEETING AGENDA.**

Administrator Darrington stated that the Truth in Taxation Hearing was to take place on August 2, 2022. The Council's decision could be made that night or at the August 29 meeting. Both items would be noticed for August 2. He further noted that work on the Parameters Resolution would be rescheduled.

**13) MAYOR AND COUNCIL BUSINESS.**

Council Member Jensen reported that two concerts are scheduled in the Downtown Park on August 1 and 13 starting at 7: 30 p.m.

Council Member LeMone inquired about the Stan Smith dirt pile. Administrator Darrington stated that the pile is getting smaller. He also stated that October 1 is the deadline.

**14) SIGNING OF PLATS.**

The Dahl boundary adjustment was signed.

**15) REVIEW CALENDAR.**

**16) ADJOURN AS THE PLEASANT GROVE CITY COUNCIL.**

**ACTION:** Council Member Williams moved to ADJOURN the Pleasant Grove City Council meeting at 6:46 p.m. and reconvene as the Local Building Authority of Pleasant Grove City. Council Member Jensen seconded the motion. Council Members vote: Eric Jensen, Yes; Cyd LeMone, Yes and Todd Williams, Yes. The motion passed unanimously.

After returning from the Local Board Authority meeting, and while in the Council Meeting, Mayor Fugal reported that he was advised that additional work required the Local Building Authority to go back into session.



**ACTION:** Council Member Williams moved to adjourn the City Council meeting at 7:22 p.m. and reconvene as the Local Building Authority of Pleasant Grove to conduct a roll call vote. Council Member LeMone seconded the motion. Council Members vote: Eric Jensen, Yes; Cyd LeMone, Yes and Todd Williams, Yes. The motion passed unanimously.

17) **CONVENE AS THE LOCAL BUILDING AUTHORITY OF PLEASANT GROVE CITY.**

The City Council met as the LBA Board from 6:46 p.m. to 7:27 p.m. Please see separate minutes.


18) **RECONVENE AS THE PLEASANT GROVE CITY COUNCIL**

The City Council Meeting reconvened at 7:27 p.m.

19) **ADJOURN**

**ACTION:** Council Member Williams moved to ADJOURN at 7:27 p.m. Council Member Jensen seconded the motion. Council Members vote: Eric Jensen, Yes; Cyd LeMone, Yes and Todd Williams, Yes. The motion passed unanimously.

The City Council minutes of July 19, 2022, were approved by the City Council on August 16, 2022

  
Kathy T. Kresser, MMC  
City Recorder  
(Exhibits are in the City Council Minutes binders in the Recorder's office.)

