

**Pleasant Grove City
City Council Meeting Minutes
Regular Session
August 16, 2022
6:00 p.m.**

Mayor: Guy L. Fugal

Council Members: Dianna Andersen
Brent Bullock
Eric Jensen

Staff Present: Scott Darrington, City Administrator
Daniel Cardenas, Community Development Director
Deon Giles, Parks Director
Tina Petersen, City Attorney
Kathy Kresser, City Recorder
Neal Winterton, Public Works Director
Britt Smith, Police Captain
Denise Roy, Finance Director
Drew Engemann, Fire Chief
Sheri Britsch, Library and Arts Director
DaSheek Akwenye, Recreation Director

Excused: Cyd LeMone, Council Member
Todd Williams, Council Member

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

2) PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Jensen.

3) **OPENING REMARKS**

The opening remarks were offered by Council Member Andersen.

4) **APPROVAL OF MEETING AGENDA**

ACTION: Council Member Jensen moved to APPROVE the Meeting Agenda, with the note that Item 10A would be continued to the September 6, 2022, Pleasant Grove City Council Meeting. Council Member Andersen seconded the motion. Council Members vote: Dianna Andersen, Yes; Brent Bullock, Yes; and Eric Jensen, Yes. The motion passed unanimously.

5) **OPEN SESSION**

There were no public comments.

6) **CONSENT ITEMS**

- A. **City Council Minutes:
City Council Minutes for the July 19, 2022, Meeting.
City Council Minutes for the July 26, 2022, Mid-Year Retreat.
City Council Minutes for the August 2, 2022, Meeting.**
- B. **To Consider Approval of Payment Request No. 6 for Geneva Rock Products for the Micro-Surfacing 2021 Project.**
- C. **To Consider Approval of Change Order No. 1 and Payment Request No. 1 for A Wolf Construction LLC, for the Veterans Memorial Park Sidewalk.**
- D. **To Consider Approval of Payment Request No. 4 for Cody Ekker Construction, Inc. for the 1100 North Street and Utility Improvement Project.**
- E. **To Consider Approval of Change Order No. 2 and Payment Request No. 2 for S & L, Inc. for the Discovery Park Tennis Court Rehabilitation Project.**
- F. **To Consider Approval of Payment Reports for August 11, 2022.**

ACTION: Council Member Bullock moved to APPROVE the Consent Items. Council Member Andersen seconded the motion. Council Members vote: Dianna Andersen, Yes; Brent Bullock, Yes; and Eric Jensen, Yes. The motion passed unanimously.

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

There were no appointments.

8) **PRESENTATIONS**

There were no presentations.

9) **PUBLIC HEARING ITEMS**

- A. **Public Hearing to Consider for Adoption a Resolution (2022-044) to Amend the Vicinity Plan, Located at Approximately 1024 West 550 North in the Rural Residential (RR) Zone. (Mud Hole Neighborhood) (Joshua Reeves, Applicant).
*Presenter: Director Cardenas***

Community Development Director, Daniel Cardenas reported that the above item relates to an amendment to a Vicinity Plan for property located at approximately 1024 West 550 North in the Rural Residential (“RR”) Zone. He explained that a Vicinity Plan was a set of plans that the City adopted to help with undeveloped land and to determine how the land could be developed. For instance, it included information about where the roads could be located. For most of the undeveloped lands, specific plans had already been adopted. Director Cardenas shared the map of the currently adopted Vicinity Plan and pointed out the subject property.

One of the main purposes of a Vicinity Plan was to ensure that everyone in the vicinity has an equal opportunity to develop. This meant that no one would be locked out or have future access issues. The applicant proposed a minor amendment to the plan. Instead of continuing the road to the east and finishing the road in a cul de sac, something else was proposed. Director Cardenas shared an image with the Council and overviewed the proposed change. The lots that had frontage on the cul de sac would be consolidated. The amendment would still allow every future lot to have frontage on a public street or public right-of-way. The Vicinity Plan amendment had already been reviewed by the Planning Commission and received unanimous approval.

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

ACTION: Council Member Jensen moved to APPROVE Resolution 2022-044 to Amend the Vicinity Plan, Located at Approximately 1024 West 550 North in the Rural Residential (RR) Zone. Council Member Bullock seconded the motion. Council Members vote: Dianna Andersen, Yes; Brent Bullock, Yes; and Eric Jensen, Yes. The motion passed unanimously.

10) **ACTION ITEMS READY FOR VOTE**

- A. **To Consider for Approval a 25-Lot Condominium Plat, called Historic Main Street Condominiums Plat B on 0.29 Acres, Located at Approximately 67 South Main Street in the Downtown Village – Commercial (DV-C) Zone. (Old Fort Neighborhood) (Historic Main Street Partners, LLC, Applicant)
*Presenter: Director Cardenas.***

The above item was continued to the September 6, 2022, Pleasant Grove City Council Meeting.

B. To Consider for Approval a Five-Lot Final Subdivision Plat, called North Grove Retail Subdivision Plat B, on 4.162 acres of Land, Located at Approximately 1575 West State Street in The Grove – Commercial Sales (GRV-CS) Zone. (Sam White’s Lane Neighborhood) (Pleasant Grove Mixed Use, LLC) Presenter: Director Cardenas.

Director Cardenas reported that the above item relates to 4.162 acres of land, located at approximately 1575 West State Street in The Grove – Commercial Sales (GRV-CS) Zone. The property is currently undeveloped but is next to some commercial businesses. To the south, there is a large residential development that recently received Certificates of Occupancy. He shared an aerial view of the area. The applicant was proposing to subdivide the 4.162 acres into commercial lots. The intention was to have a seven-lot commercial preliminary subdivision called North Grove Retail Subdivision Plat ‘B.’ There is an existing plat on the property, which was North Grove Retail Subdivision Plat ‘A.’ With the approval of the proposed new plat, Lot 201 of North Grove Retail Subdivision Plat ‘A’ would be vacated and would become the seven new commercial lots. He noted that all of the lots would have frontage onto a public road.

Council Member Jensen asked if there would be access off of State Street. Director Cardenas denied this. The applicant was working on the Site Plan currently and the access would be to the south of the property. As the land is developed, the applicant would need to work on access easements for the property as well. Director Cardenas reported that the Preliminary Subdivision Plat went to the Planning Commission in January 2022, and the creation of a new commercial subdivision received a unanimous recommendation of approval.

ACTION: Council Member Bullock moved to APPROVE a Five-Lot Final Subdivision Plat, called North Grove Retail Subdivision Plat ‘B,’ on 4.162 acres of land, Located at Approximately 1575 West State Street in The Grove – Commercial Sales (GRV-CS) Zone. Council Member Jensen seconded the motion. Council Members vote: Dianna Andersen, Yes; Brent Bullock, Yes; and Eric Jensen, Yes. The motion passed unanimously.

C. To Consider for Adoption a Resolution (2022-045) Authorizing the Mayor to Sign an Interlocal Cooperative Agreement Between Mountainland Association of Governments (“MAG”) and Pleasant Grove City for a Project Known as “600 West Study” and Providing an Effective Date. Presenter: Director Winterton.

Mayor Fugal noted that the above item was discussed during the Work Session.

ACTION: Council Member Andersen moved to ADOPT Resolution 2022-045 authorizing the Mayor to sign an Interlocal Cooperative Agreement between Mountainland Association of Governments (“MAG”) and Pleasant Grove City for a project known as “600 West Study.” Council Member Jensen seconded the motion. Council Members vote: Dianna Andersen, Yes; Brent Bullock, Yes; and Eric Jensen, Yes. The motion passed unanimously.

- D. To Consider for Adoption a Resolution (2022-046) Authorizing the Mayor to Sign Addendum No. 1 to the Existing Cooperative Agreement for Non-District Use of District Lands and Interest in Lands with the Metropolitan Water District of Salt Lake and Sandy and Pleasant Grove City (Applicant) and Providing an Effective Date. *Presenter: Director Winterton.***

Mayor Fugal noted that the above item was discussed during the Work Session.

ACTION: Council Member Jensen moved to ADOPT Resolution 2022-046 authorizing the Mayor to sign Addendum No. 1 to the existing Cooperative Agreement for Non-District Use of District Lands and Interest in Lands with the Metropolitan Water District of Salt Lake and Sandy and Pleasant Grove City (Applicant). Council Member Bullock seconded the motion. Council Members vote: Dianna Andersen, Yes; Brent Bullock, Yes; and Eric Jensen, Yes. The motion passed unanimously.

- E. To Consider Awarding Cody Ekker Construction, LLC, the Pleasant Grove City 2022 PRV Project Bid in the amount of \$510,010.00, which Includes Both Additive Alternates. 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.***

Mayor Fugal noted that the above item was discussed during the Work Session.

ACTION: Council Member Andersen moved to AWARD Cody Ekker Construction, LLC, the Pleasant Grove City 2022 PRV Project Bid in the amount of \$510,010, which includes both Additive Alternatives; 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 Bullock seconded the motion. Council Members vote: Dianna Andersen, Yes; Brent Bullock, Yes; and Eric Jensen, Yes. The motion passed unanimously.

- F. To Consider for Adoption a Resolution (2022-047) Requiring a Notice of Claim of Interest in Cemetery Parcel(s) and Providing for Termination of Interest in the Subject Parcel(s) and Providing an Effective Date. *Presenter: Attorney Petersen.***

Mayor Fugal noted that the above item was discussed during the Work Session.

ACTION: Council Member Bullock moved to ADOPT Resolution 2022-047 requiring a Notice of Claim of Interest in Cemetery Parcel(s) and providing for Termination of Interest in the subject parcel(s). Council Member Jensen seconded the motion. Council Members vote: Dianna Andersen, Yes; Brent Bullock, Yes; and Eric Jensen, Yes. The motion passed unanimously.

11) ITEMS FOR DISCUSSION

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

There were no further discussions.

12) REVIEW AND DISCUSSION OF THE SEPTEMBER 6, 2022, CITY COUNCIL MEETING AGENDA

Administrator Darrington reported that the new employees would be introduced at the September 6, 2022, City Council Meeting. Additionally, The Timpanogos Special Service District (“TSSD”) would be present to discuss indoor composting with the Council.

11) MAYOR AND COUNCIL BUSINESS

Council Member Jensen reported that there had been a successful pickleball tournament. Council Member Andersen noted that it was well done and there were a lot of businesses that attended and sponsored the event. There had also been a wonderful Summer-bration.


12) SIGNING OF PLATS.

13) REVIEW CALENDAR.

14) ADJOURN

MOTION: Council Member Jensen moved to ADJOURN the Regular Session at 6:24 p.m. Council Member Andersen seconded the motion. Council Members vote: Dianna Andersen, Yes; Brent Bullock, Yes; and Eric Jensen, Yes. The motion passed unanimously.

The City Council minutes of August 16, 2022, were approved by the City Council on September 6, 2022.


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

