



**NOTICE OF MEETING  
OF THE  
PLEASANT GROVE CITY COUNCIL**

Notice is hereby given that the Pleasant Grove City Council will hold a **Work Session meeting at 4:30 p.m.** prior to the regular **meeting on Tuesday, December 6, 2022** in the Community Room 108 S 100 E, **at 6:00 p.m.** This is a public meeting and anyone interested is invited to attend. Work Sessions are not designed to hear public comment or take official action.

*Please note: one or more Council Members may be physically absent from this meeting but may participate electronically.*

**AMENDED AGENDA**

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

- a. Pipe Plant discussion.
- b. Staff Business

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

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. OPENING REMARKS**
- 4. APPROVAL OF MEETING AGENDA**
- 5. OPEN SESSION**
- 6. CONSENT ITEMS:** (Consent items are only those which have been discussed beforehand, are non-controversial and do not require further discussion)
  - a.** City Council Minutes:  
City Council Minutes for the November 22, 2022 meeting.
  - b.** To consider approval of Change Order No. 3 and Payment Request No. 4 for S & L Inc for the Discovery Park Tennis Court Rehabilitation Project.
  - c.** To consider approval Payment Request No. 7 for J Lynn Roberts and Sons for the Manila Pond Booster Station Project.
  - d.** To consider approval of Change Order No. 3 and Payment Request No. 7 for Cody Ekker Construction, Inc for the 1100 North Street and Utility Improvement Project.
  - e.** To consider approval of Payment Reports for December 1, 2022.

***PLEASE NOTE: THE ORDER OF THE FOLLOWING ITEMS MAY BE SUBJECT TO CHANGE.***

**7. BOARD, COMMISSION, COMMITTEE APPOINTMENTS:**

- A.** To consider for approval the appointment of Raimina Hakrama and Michelle Snyder as Beautification Committee members.

**8. PRESENTATIONS: None at this time.**

**9. PUBLIC HEARING ITEMS:**

- A.** Public Hearing to consider for adoption an Ordinance (2022-25) to amend City Code Section 10-14-25-2: Permitted, conditional and accessory uses in The Grove Business Park (GBP) Overlay, by modifying the provisions, requirements, and list for permitted principal uses within The Grove Business Park (GBP) Overlay, located within The Grove Interchange Subdistrict, and adding a series of multiple new uses or categories to the list of permitted uses within the overlay zone. (St. John’s Properties Applicant) *Presenter: Director Cardenas*
- B.** Public Hearing to consider for adoption of an Ordinance (2022-26) regarding the proposed General Plan amendment to update the Moderate-Income Housing Element. The proposed amendments outline the City’s intent to promote moderate income housing in the community. (CITY WIDE) *Presenter: Director Cardenas*
- C. Continued Item:** Public Hearing to allow public input regarding Resolution (2022-061) approving the financing of the costs of acquisition, construction and furnishing of a Performing Arts and Theater Building and related improvements, by Hale Center for the Arts and Education, a Utah Non-Profit Corporation (the “Borrower”), in order to promote the general welfare of the residents of the State of Utah; Authorizing the Issuance by the Issuer of its not to exceed \$30,000,000 Industrial Development Revenue Bonds, Series 2022B, which will be payable by solely from the revenues arising from the Pledge of Loan Agreement (the “Loan Agreement”), among the Issuer, the Borrower, and Zions Bank (the “Lender”); authorizing the execution and delivery of said Loan Agreement and Related Documents; Confirming the sale of said Bonds and related matters; and providing an effective date. (Continued from the November 22, 2022 meeting.) *Presenter: Administrator Darrington*

**10. ACTION ITEMS READY FOR VOTE:**

- A.** To consider for approval a 2-lot final subdivision plat, called DoTerra Subdivision Plat ‘C’ on 12.522 acres, located at approx. 360 South 1300 West in The Grove Zone – Commercial Sales Subdistrict. **(SAM WHITE’S LANE NEIGHBORHOOD)** (Hale Center Foundation for the Arts and Education, Applicant) *Presenter: Director Cardenas*
- B.** To consider for approval a commercial site plan for a theater, located at approx. 360 South 1300 West in The Grove Zone – Commercial Sales Subdistrict. **(SAM WHITE’S LANE NEIGHBORHOOD)** (Hale Center Foundation for the Arts and Education, Applicant) *Presenter: Director Cardenas*
- C.** To consider for adoption a Parameters Resolution (2022-063) of the City Council of Pleasant Grove, Utah, authorizing the Issuance and Sale of not more than \$36,000,000 Aggregate Principal Amount of Sales Tax Revenue and Funding Bonds, Series 2023 (Parks, Storm Drain and Cemetery); and related matters; and providing an effective date. *Presenter: Administrator Darrington*
- D.** To consider for approval a 25-lot condominium plat, called Historic Main Street Condominiums Plat B on 0.29 acres, approximately located at 67 South Main Street in the Downtown Village – Commercial (DV-C) Zone. **(OLD FORT NEIGHBORHOOD)** (Historic Main Street Partners LLC, Applicant) *Presenter: Director Cardenas*
- E.** To consider for adoption a Resolution (2022-064) adjusting the Common Boundary with American Fork City and authorizing a public hearing thereon and providing for notice of said hearing. The proposed area is located at approximately 1485 E 300 N, American Fork, UT or 1600 West 2000 North, Pleasant Grove, UT, Parcel Number 14:018:0067 and consisting of .0729 acres; and providing an effective date. *Presenter: Attorney Petersen*
- F.** To consider authorizing the Mayor to sign the Evermore Park’s Local Consent request to apply for a Single Event Liquor License as required for a State Liquor License for the New Year’s Party on December 30 and 31 from 7 pm to 12 am. Located at 382 S Evermore Lane, Pleasant Grove, UT *Presenter: Attorney Petersen*

- G. To consider for adoption an Ordinance (2022-27) setting the time and place of the regular meetings of the City Council, Boards, Commissions, and Committee meetings of Pleasant Grove City for the Year 2023 and providing an effective date. *Presenter: Attorney Petersen*
- H. To consider awarding the Cemetery Irrigation Project Bid with a base bid of \$939,700.00. 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 Giles*
- I. To consider for adoption a Resolution (2022-065) authorizing the Mayor to execute an Engineering Services Agreement with Epic Engineering, PC, for General Engineering Services on a Task Project Basis and providing an effective date. *Presenter: Director Winterton*
- J. To consider for adoption a Resolution (2022-066) authorizing the Mayor to enter into a Lease-Purchase Agreement with US Bank, for the purpose of acquiring Public Safety Vehicles, Technology, and Fitness Equipment; and authorizing the execution and delivery thereof; and providing an effective date. *Presenter: Director Roy*
- K. To consider for adoption a Resolution (2022-067) declaring its intention to reimburse itself from the proceeds of one or more tax-exempt financings for certain expenditures made and/or to be made in connection with the acquisition, construction and equipping of certain Capital Improvements i.e. Police Vehicles, Technology and Recreation Equipment; and providing an effective date. *Presenter: Director Roy*

**11. ITEMS FOR DISCUSSION:**

**12. REVIEW AND DISCUSSION ON THE JANUARY 3, 2022 CITY COUNCIL MEETING AGENDA.**

**13. MAYOR AND COUNCIL BUSINESS.**

**14. SIGNING OF PLATS.**

**15. REVIEW CALENDAR.**

**16. CLOSED MEETING TO DISCUSS THE PURCHASE, EXCHANGE OR LEASE OF REAL PROPERTY (UCA 52-4-205 (1)(d))**

**17. ADJOURN.**

**CERTIFICATE OF POSTING:**

I certify that the above notice and agenda were posted in three public places within Pleasant Grove City limits and on the State (<http://pmn.utah.gov>) and City ([www.plgrove.org](http://www.plgrove.org)) websites.

Posted by: /s/ Kathy T. Kresser, City Recorder

Date: December 2, 2022

Time: 12:00 pm

Place: City Hall, Library and Community Room 108 S 100 E.

\*Note: If you are planning to attend this public meeting and due to a disability, need assistance in understanding or participating in the meeting, please notify the City Recorder, 801-785-5045, forty-eight hours in advance of the meeting and we will try to provide whatever assistance may be required.