

City Council Special Meeting Minutes
December 27, 2022
6:15 p.m.

Mayor: Guy L. Fugal

Council Members: Dianna Andersen
Brent Bullock
Eric Jensen
Todd Williams

Staff Present: Tina Petersen, City Attorney
Daniel Cardenas, Community Development Director
Kathy Kresser, City Recorder

Excused: Cyd LeMone, City Council Member

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

6:15 P.M. SPECIAL CITY COUNCIL MEETING

1) CALL TO ORDER

Mayor Fugal called the meeting to order at 6:15 p.m. All City Council Members were present with the exception of Council Member LeMone, who was excused.

- 2) To consider for approval a new commercial condominium plat with two units, called The Ruth at DoTerra Condominiums on 2.311 acres, located at approx. 401 South Pleasant Grove Boulevard in The Grove Zone – Commercial Sales Subdistrict. (SAM WHITE'S LANE NEIGHBORHOOD) (Hale Center Foundation for the Arts and Education Applicant) *Presenter: Director Cardenas*

Community Development Director Daniel Cardenas commented that plat before us tonight used to be the doTerra Subdivision Plat C. What used to be lot 6 of the plat will be vacated and will be recorded as a new condominium plat. The condominium plat will have 2 units and will be owned by two different entities. The main level will be Unit 1 and will be used for the theater rooms. The second level will be Unit 2 and will be office space. The main access will be common area with open space.

In the meeting before this one, the Planning Commission recommended approval of the condominium plat.

Attorney Tina Petersen wanted to clarify that with the condominium plat there had to be some additional site agreements. There will be a separate parking, utility and access agreements that will need to be signed and recorded with the plat.

Mayor Fugal asked if there were any other questions or comment, being none he called for a motion.

MOTION: Council Member Williams moved to APPROVE a new commercial condominium plat with two units, called The Ruth at DoTerra Condominiums on 2.311 acres, located at approx. 401 South Pleasant Grove Boulevard in The Grove Zone – Commercial Sales Subdistrict. Council Member Bullock seconded the motion. Council Member votes: Dianna Andersen, Yes; Brent Bullock, Yes; Eric Jensen, Yes and Todd Williams, Yes. The motion passed unanimously.

Mayor Fugal then turned the time over to Attorney Petersen to update the Council on the project and financing. She stated that there have been many documents circulating between all the interested parties. They are anticipating that the financing for the Series A bonds, which is the \$35,000,000 bond, will close on Thursday December 29th. They are also anticipating closing on the Series B bond at the end of January, 2023.


Attorney Petersen noted that part of the complexity of the financing is what is called GAP funding. There will be \$3.8 million coming from the Cook Foundation as part of the requirements of the closing. There will also be \$2.1 million in a contingency fund. The Cook Foundation is posting the funds into an account until all the bonds close and the funds are available to complete the project.

Council Member Andersen asked where the permits are to get started on the project. Director Cardenas replied that Hale Center is still working on getting the permits in.

3) **ADJOURN**

ACTION: At 6:24 p.m., Council Member Williams moved to ADJOURN. Council Member Andersen seconded the motion. Council Members vote: Dianna Andersen, Yes; Brent Bullock, Yes; Eric Jensen, Yes; and Todd Williams, Yes. The motion passed unanimously.

The City Council minutes of December 27, 2022, were approved by the City Council on January 3, 2023.


Kathy T. Kresser, MMC
City Recorder



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