

**Pleasant Grove City  
City Council Meeting Minutes  
Regular Session  
Tuesday, May 16, 2023  
6:00 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  
Deon Giles, Parks Director  
Kathy Kresser, City Recorder  
Denise Roy, Finance Director  
Drew Engemann, Fire Chief  
Sheri Britsch, Library and Arts Director  
Neal Winterton, Public Works Director  
Keldon Brown, Police Chief  
Daniel Cardenas, Community Development Director  
David Packard, Human Resources Manager  
Kyler Brower, Assistant to the City Administrator  
Megan Zollinger, Recreation Director

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.

**2) PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Public Works Director, Neal Winterton.

3) **OPENING REMARKS**

The opening remarks were offered by Council Member LeMone.

4) **APPROVAL OF MEETING AGENDA**

City Administrator, Scott Darrington announced the following modifications:

- Item 9A and 9C are continued to June 6, 2023;
- Item 10A is to be handled administratively; and
- Items 10E and F are to be continued to May 23, 2023.

A Special Meeting was scheduled for May 23 at noon to award the bid on the 2600 North Project. As Items 10E and F are not ready to be heard tonight, they would be heard at the Special Meeting.

**ACTION:** Council Member LeMone moved to APPROVE the meeting agenda as modified by Administrator Darrington. Council Member Jensen seconded the motion. City Council Member vote: Dianna Andersen, Yes; Brent Bullock, Yes; Eric Jensen, Yes; Cyd LeMone, Yes; and Todd Williams, Yes. Motion carried unanimously.

5) **OPEN SESSION**

The following Library Board Members introduced themselves:

- *Matthew Dyson* has lived in Pleasant Grove for 10 years. He joined the Library Board because he wants to be more involved in community activities.
- *Ashli Shultz* grew up in Lindon but moved to Pleasant Grove a few years ago. As a Library Board Member, she will be involved in Finance and Board Policies.
- *Jamie Makin* and her husband, a long-time resident, recently returned to the area.
- *Alan Michaelis* has lived in Pleasant Grove for the past 20 years and has served on the Library Board for a few years. He thanked the City Council for their continued support of the Library.
- *Lon Lewis* expressed concern about the Safe Route to School Projects addressed at the last City Council Meeting. He thanked the City Council for approving a portion of the project at that meeting but expressed disappointment that only 75% of the project will be completed. He acknowledged the existence of a right-of-way issue but did not understand why the City has not taken the necessary steps to complete the entire project. He also stated that there is another area that he considers unsafe for children to get to school. Some of his prior questions about this matter have gone unanswered.

There were no further public comments. The Open Session was closed.

6) **CONSENT ITEMS**

- A. **City Council Minutes:  
City Council Minutes for the May 2, 2023, Meeting.**
- B. **To Consider Approval of Payment Request No. 7 for Hydro Resources – Rocky Mountain, Inc. for the Boulevard Well Project.**
- C. **To Consider Approval of Payment Reports for May 4, 2023.**

**ACTION:** Council Member Jensen moved to APPROVE the Consent Items. Council Member Bullock seconded the motion. City Council Member vote: Dianna Andersen, Yes; Brent Bullock, Yes; Eric Jensen, Yes; Cyd LeMone, Yes; and Todd Williams, Yes. Motion carried unanimously.

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

There were no appointments.

8) **PRESENTATIONS**

There were no presentations.

9) **PUBLIC HEARING ITEMS**

- A. **Public Hearing to Consider for Adoption of an Ordinance (2023-8) to Adjust the Common Boundary between Pleasant Grove City and American Fork City. The Proposed Area to be Adjusted is Owned by Bruce C. Black and Monica R. Black or Their Successors as Trustees of the Black Family Trust Dated April 21, 2021. Parcel Number: 14-018-0087; located at approximately 1600 West 2000 North Pleasant Grove, Utah, and Providing an Effective Date. Presenter: Attorney Petersen. This Item is continued to June 6, 2023, meeting.**
- B. **Public Hearing to Consider for Adoption a Resolution (2023-021) Adjusting and Amending the Revenues and Expenditures of the Fiscal Year 2023 Budget and Providing an Effective Date. Presenter: Director Roy.**

Finance Director, Denise Roy, reported that the State requires cities to provide public notice if there is a need to amend or adjust expenditures for the fiscal year. The proposed resolution meets that requirement and provides the City with the necessary authority to fund ongoing projects should the need arise. She identified the following funding changes that might be necessary:

- Community Center funding of \$75,000 for equipment purchases;
- Cultural Arts funding of \$60,000 for costs mostly associated with PG Players;
- Capital Project funding of \$2,561,500 is a General Fund transfer for one-time capital projects;
- Water, Secondary Water, and Sewer Funds are identified as housekeeping matters, which have had some reduction in the number of projects;

- Class C Road Funds is also a housekeeping matter, and the specific road projects using 2021 bond proceeds are identified;
- General Fund amount of \$75,000 to cover increased fuel for fire, police, and parks; and
- Facilities funding of \$50,000, to cover repairs or replacements.

Director Roy noted that the Capital Project Fund meets the State requirement that no more than 25% of the fund balance be in the General Fund and no more than \$50,000 of the Water Fund can be used unless approved by the City Council.

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

**ACTION:** Council Member Jensen moved to ADOPT Resolution 2023-021 adjusting and amending the revenues and expenditures of the Fiscal Year 2023 Budget and providing an effective date. Council Member Williams seconded the motion. City Council Member vote: Dianna Andersen, Yes; Brent Bullock, Yes; Eric Jensen, Yes; Cyd LeMone, Yes; and Todd Williams, Yes. Motion carried unanimously.

**C. Public Hearing to Consider for Adoption a Resolution (2023-022) Authorizing the Mayor to Sign a Development Agreement with “The Boulevard Development, LLC” and McKay Christensen Regarding a Mixed-Use Development located at approximately 220 South Pleasant Grove Boulevard, Pleasant Grove, Utah, and Other Related Matters and Providing an Effective Date. Presenter: Director Cardenas. This item will be continued to the June 6, 2023, City Council Meeting.**

**D. Public Hearing to Consider for Adoption of an Ordinance (2023-9) Adopting the Pleasant Grove 2023 General Plan. The Pleasant Grove General Plan provides a Comprehensive Vision, Recommendations, and Priorities for the Future of Pleasant Grove. (CITYWIDE) Presenter: Director Cardenas.**

Community Development Director, Daniel Cardenas, presented the above item, which seeks adoption of the final revision of the Pleasant Grove General Plan. Revision to the General Plan began about one year ago and Chapter 4-Affordable Housing has already been adopted by the City Council. The Council has had multiple discussions about the content of Chapter 2 pertaining to the downtown area. The revised General Plan meets the State requirements and provides the City with a Comprehensive Plan for long-range future land use development. It further has the flexibility needed by the City Council and the Planning Commission when addressing community needs, proposals, and desires.

Director Cardenas introduced Sam Taylor from Landmark Designs who has worked on the revision process. Mr. Taylor stated that they have worked hard on the plan. He described the methodology used to obtain public input. They held both in-person and online events which generated a lot of feedback about what the General Plan should include. In listening to the public discussion, the issues of most concern included bringing local businesses into the community and revitalizing the downtown area. They heard concerns about roads and high density as well as the desire for more

parks and recreational activities. Mr. Taylor briefly reviewed each of the chapters in the General Plan.

- Chapter 1 identifies the purpose, structure, and guiding principles of the plan.
- Chapter 2 addresses existing and future land uses with recommendations for future change; zoning refinements and clarifications; an additional section pertaining to the extension and revitalization of the downtown area; redevelopment of both the historic and industrial areas; and providing opportunities for mixed-use.
- Chapter 3 addresses transportation and corridors; addresses the Master Plan already in effect; and adds two classifications: “place corridors” (local transportation and public space) and “mobility corridors” (regional traffic through the City).
- Chapter 4 addresses affordable housing and strategies.
- Chapter 5 addresses economic development for commercial zones.
- Chapter 6 addresses parks and recreation, which includes open space and trails.
- Chapter 7 addresses recommendations for natural hazards, water management, air quality management, and urban forests.
- Chapter 8 addresses community services and facilities, infrastructure, and utilities.

Director Cardenas stated that the Planning Commission approved the plan and forwarded it to City Council.

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

**ACTION:** Council Member Andersen moved to ADOPT Ordinance 2023-9 adopting the Pleasant Grove 2023 General Plan. The Pleasant Grove General Plan provides a comprehensive vision, recommendations, and priorities for the future of Pleasant Grove. Council Member Jensen seconded the motion. The motion carried unanimously with Council Members Andersen, Bullock, Jensen, LeMone, and Williams voting “Aye”.

**E. Public Hearing to Consider a 27-Lot Final Subdivision Plat, Called Blossom Hill Plat A on 10.6 Acres, located at approximately 96 South 1050 East in the R1-9 (Single-Family Residential) Zone (Blossom Hill, LLC, Applicant)**  
*Presenter: Director Cardenas.*

Director Cardenas introduced the above item, which is a public hearing to consider adoption of a 27-lot Final Subdivision Plat. Using an aerial map, he identified the one home in the area that is to be addressed administratively as a separate subdivision. He also identified the location of the subject plat, which is in the R1-9 zone. The plat meets all the necessary requirements. When the project was previously before City Council on a Vicinity Plan, roadway changes were adopted including the deletion of one roadway and roadway access to 1185 East. At that time, the developer was proposing 41 lots but following negotiations with neighbors regarding the road connection, the developer now seeks a plat containing the 27 lots on flat land. The remaining lots identified by Director Cardenas are now designated for future development. At that time, the 1185 East roadway will be developed. The Planning Commission approved the plat and the City

continues to work with the developer on issues. He requested that any motion specify that approval is pending staff approval.

Mayor Fugal opened the public hearing.

*Stan Walker* gave his address as 47 South 1185 East and was concerned about the development. He has had discussions with Blossom Hills regarding the connections to his property and thought they had reached an agreement. That agreement, however, has changed as the developer no longer wants to make 1185 East a thru-street. Mr. Walker noted that the distance between 1185 East and a connecting road is 200 feet. In discussions with City staff, he understands that the plan is to place a dead end at 1185 East and provide a temporary turnaround in front of his home. He described the required property changes with respect to where he built his home on the lot and development of a retaining wall to accommodate the turnaround. Mr. Walker understood that the neighbors want the turnaround but the City does not believe there is enough room for a permanent turnaround. Mr. Walker suggested that the turnaround be located elsewhere.

There was no further public comment. The public hearing was closed.

Council Member Bullock asked if there was a reason why the road was not being built. Director Cardenas stated that the developer will be required to build the road when the adjacent property is developed but the City cannot require the developer to do that now. He noted that multiple issues in the area involve drainage. There was discussion regarding issues affecting the development that impact the roadway.

**ACTION:** Council Member Andersen moved to APPROVE a 27-Lot final subdivision plat, Called Blossom Hill Plat A on 10.6 acres, located at approximately 96 South 1050 East in the R1-9 (Single-Family Residential) Zone pending staff approval. Council Member Jensen seconded the motion. City Council Member vote: Dianna Andersen, Yes; Brent Bullock, Yes; Eric Jensen, Yes; Cyd LeMone, Yes; and Todd Williams, Yes. Motion carried unanimously.

#### 10) **ACTION ITEMS READY FOR VOTE**

- A. **To Consider for Approval a 1-Lot Final Subdivision Plat called Blossom Hill Plat B on 0.55 Acres, approximately located at 96 South 1050 East in the R1-9 (Single-Family Residential) Zone. (BATTLE CREEK NEIGHBORHOOD) (Blossom Hill, LLC, Applicant) Presenter: Director Cardenas. Item is removed from the calendar and will be handled by staff.**
- B. **To Consider for Adoption an Ordinance (2023-10) Amending Title 7 "Elections" Subsection 7A-2 "Filing of Campaign Finance Disclosure Statements" of the Pleasant Grove Municipal Code to Comply with Recent Changes in the Election Laws of the State of Utah Regarding Campaign Finance Disclosure Regulations; and Providing an Effective Date. Presenter: Attorney Petersen.**

City Attorney, Tina Petersen, reported that the State has changed the election laws regarding Financial Disclosure Regulations. The proposed Ordinance addresses those changes. In the past,

if a candidate missed the Financial Disclosure deadline he or she would immediately be disqualified from participating in the election. The law now allows a 24-hour grace period in which to correct the disclosure. The City Recorder will notify a candidate if it is late. The proposed ordinance makes that change and provides for a \$50 penalty for being late.

**ACTION:** Council Member Jensen moved to ADOPT Ordinance 2023-10 amending Title 7 “Elections” Subsection 7A-2 “Filing of Campaign Finance Disclosure Statements” of the Pleasant Grove Municipal Code to comply with recent changes in the Election Laws of the State of Utah regarding Campaign Finance Disclosure Regulations; and providing an effective date. Council Member LeMone seconded the motion. City Council Member vote: Dianna Andersen, Yes; Brent Bullock, Yes; Eric Jensen, Yes; Cyd LeMone, Yes; and Todd Williams, Yes. Motion carried unanimously.

- C. To Consider for Adoption of a Resolution Agreement with USDA Forest Service, Uinta-Wasatch-Cache National Forest for Use (2023-023) Authorizing the Mayor to Sign a Cost Recovery and Occupancy of National Forest System Land to Refurbish the “G” Monument on Little Mountain in Utah County, Utah and Providing an Effective Date. *Presenter: Director Giles.***

Parks Director, Deon Giles, reported that the proposed Resolution addresses Administrative Fees and includes an Agreement with the U.S. Forest Service to supervise and inspect the G Mountain Construction Project.

**ACTION:** Council Member LeMone moved to ADOPT the Resolution Agreement with the U.S. Forest Service, Uinta-Wasatch-Cache National Forest for Use (2023-023) and authorizing the Mayor to sign a Cost Recovery and Occupancy of National Forest System Land to refurbish the “G” Monument on Little Mountain in Utah County, Utah, and providing an effective date. Council Member Bullock seconded the motion. The motion carried unanimously with Council Members Andersen, Bullock, Jensen, LeMone, and Williams voting “Aye”.

- D. To Consider for Adoption a Resolution (2023-024) Authorizing the Mayor to Sign a Cooperative Agreement with the Utah Department of Transportation (“UDOT”) to Compensate the City for the Construction and Maintenance of Storm Water Drainage Facilities to Accommodate UDOT Drainage Flows Created by the PG Interchange Area Capacity Improvements Project in Pleasant Grove, Utah County, Utah and Providing an Effective Date. *Presenter: Director Winterton.***

Public Works Director, Neal Winterton, reported that when UDOT widens streets in the City, larger amounts of storm drainage water are produced, which impacts the City’s drainage system. An agreement was reached with UDOT to compensate the City for the construction and maintenance of stormwater drainage facilities to accommodate UDOT’s drainage flows in the Pleasant Grove Interchange Area Capacity Improvement Projects (North County Boulevard, Pleasant Grove Boulevard, and the Interchange Projects).

**ACTION:** Council Member Andersen moved to ADOPT Resolution 2023-024 authorizing the Mayor to sign a Cooperative Agreement with the Utah Department of Transportation (“UDOT”) to compensate the City for the construction and maintenance of stormwater drainage facilities to accommodate UDOT Drainage Flows created by the PG Interchange Area Capacity Improvements Project in Pleasant Grove, Utah County, Utah and providing an effective date. Council Member Jensen seconded the motion. . City Council Member vote: Dianna Andersen, Yes; Brent Bullock, Yes; Eric Jensen, Yes; Cyd LeMone, Yes; and Todd Williams, Yes. Motion carried unanimously.

- E. To Consider for Adoption a Resolution (2023-025) Authorizing the Mayor to Execute a Professional Services Agreement with Big D Construction for Construction Management/General Contractor(“CM/GC”) Services for the Proposed Kindness Park Project including Storm Drain Water Detention Facilities and Cemetery Expansion, Establishing a Guaranteed Maximum Price and Estimated Construction Schedules and Providing an Effective Date. Presenter: Director Winterton. This item is continued to May 23, 2023, meeting.**
- F. To Consider for Adoption a Resolution (2023-026) Authorizing the Mayor to Sign a Contract with Hydro Specialties and Badger Metering, Inc. for the Secondary Water Metering Project, and Providing an Effective Date. Presenter: Director Winterton. This item is continued to May 23, 2023, meeting.**

**11) ITEMS FOR DISCUSSION**

- A. Continued Items from the Work Session if needed.**

Recreation Director, Megan Zollinger, reported on the following:

- The Pool Tour took place the previous day. The pool is warm and ready to start the season on May 29, 2023.
- Summer activities were ready to begin.
- Gratitude was expressed for Recreation Director, Shawn Whitaker’s hard work in completing the renovations.

Administrator Darrington reported that the Grand Re-Opening Ceremony for the Recreation Center is scheduled for June 5, 2023, which is the same day as the Main Street Clean-Up. It was suggested that the Clean-Up begins at 4:00 p.m. with the Re-opening Ceremony Ribbon Cutting scheduled for 5:30 p.m.

Parks Director, Deon Giles, reported on the following:

- Work on the Discovery Park Courts was expected to be completed shortly and they may be opened for play this weekend or Monday, depending on the weather. There is also some concrete work on the exterior that needs to be done, however, the courts will be playable.
- They are waiting for the State to mark the area for the Clock Monument. There was brief discussion about the operation and lighting.



- Test-Out employees volunteered to help plant flowers.
- The Battle Creek Restroom Facility will be delivered on Thursday morning and next weekend.
- The last wall was installed at G Mountain on Monday. Solar panels will be installed soon. A lot of work remained to be done.

Fire Chief, Drew Engemann, reported on the following:

- The department has been very busy for the past several months.
- They still do not have all of the full-time firefighter positions filled.

Public Works Director, Neal Winterton, reported on the following:

- Britton Tveten was to be commended for detailed attention to the UDOT Projects that have resulted in the recovery of funds from UDOT.
- Next week is National Public Works Week. The Department will celebrate on May 23, 2023.
- There have been irrigation issues requiring hourly backwashing of filters due to the flow. Staff also identified valves that were turned off.
- The Safe Clean-up went well and a significant amount of green waste was turned in.
- The runoff reached its highest level yesterday and they are at maximum capacity. Staff was watching temperatures and runoff daily.
- The bids were to open the following day for the 2600 North Project.

There was discussion regarding the steps taken to resolve the incomplete sidewalk issue and possible actions. It was noted that the funding has changed as the Safe Walk to Schools Program became federalized. This has reduced the government contribution from 50% to 25%. There were also changes to the way the project is to be done. There was additional discussion regarding the Valley View Elementary School closure and which entity should install the sidewalks.

Community Development Director, Daniel Cardenas, reported on the following:

- Community Development will be hiring a part-time person.
- There will be new residences along North County Boulevard.

City Recorder, Kathy Kresser, reported on the following:

- June 1 through 7 is the time for candidate filings for municipal elections.

Human Resources Manager, David Packard, reported on the following:

- Open Enrollment Meetings were held last week and were successful. Employees have until May 25, 2023, to sign up for benefits.
- Recruitment efforts were ongoing.

Administrator Darrington reported on the following calendar events:

- The May 23 City Council Meeting will also include the contract for City Hall.
- The Fox Hollow Report to Elected Officials will occur next Thursday at 6:00 p.m.
- The Secondary Water Meter Installation Open House is scheduled for May 22 from 6:00 p.m. to 7:30 p.m. in the Community Room.
- The Ribbon Cutting for the Discovery Park Pickleball Courts is scheduled for next Tuesday at 7:00 p.m.
- The Main Street Clean-up will begin at 4:00 p.m. on June 5, 2023. The Ribbon Cutting for the reopening of the Swimming Pool is to follow at 5:30 p.m. on June 5.
- A Pickleball Week was scheduled. A Pickleball League will be created with regular play times.

Administrator Darrington reported that Library & Arts Director, Sheri Britsch, reported that 70 people attended the Walking Tour. Future tours will cover different parts of the City. The event was a great success.

**12) REVIEW AND DISCUSSION OF THE JUNE 6, 2023, CITY COUNCIL MEETING AGENDA**

Administrator Darrington reported that to date the two public hearings will take place on June 6, 2023.

**13) MAYOR AND COUNCIL BUSINESS.**

Council Member Jensen reported that the Chamber Golf Tournament was a success and he thanked all involved.

Council Member Andersen continued to witness staff doing an excellent job in the City.

Council Member LeMone reported that her son's wedding took place locally at Grove Station. She was pleased to be able to support local businesses.

Council Member Williams saw the PG players perform Shakespeare's complete works and stated that it was well done.

Mayor Fugal reported that the Strawberry Days Kick Off will take place soon. He thanked those involved for their hard work.

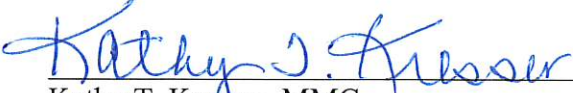
**14) SIGNING OF PLATS**

**15) REVIEW CALENDAR**

16) **ADJOURN**

**ACTION:** At 7:37 p.m. Council Member Jensen moved to ADJOURN. Council Member Andersen seconded the motion. City Council Member vote: Dianna Andersen, Yes; Brent Bullock, Yes; Eric Jensen, Yes; Cyd LeMone, Yes; and Todd Williams, Yes. Motion carried unanimously.

The City Council minutes of May 16, 2023, were approved by the City Council on June 6, 2023.

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

