

**Pleasant Grove City  
City Council Meeting Minutes  
Regular Session  
Tuesday, June 6, 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  
Megan Zollinger, Recreation Director  
Daniel Cardenas, Community Development Director  
David Packard, Human Resources Manager  
Kyler Brower, Assistant to the City Administrator

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 Community Development Director, Daniel Cardenas.

**3) OPENING REMARKS**

The opening remarks were offered by Council Member Jensen.

**4) APPROVAL OF MEETING AGENDA**

**ACTION:** Council Member Andersen, moved to APPROVE the meeting agenda. 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**

*Virginia Wood* stated that the City is losing revenue because the Veteran's Memorial Pool is not open. Public tax dollars support the pool and she felt that the information provided about what is wrong with the pool is insufficient and in conflict. She expressed frustration and asked for more transparency about the status of the pool and that the information be made available to everyone. She suggested using the City website. She commented that the City can get more support from the public if they know what options are available. Mayor Fugal stated that Recreation Director, Megan Zollinger, would meet with her privately if desired.

*Leonard Bagalwa* has been a resident since 2021 and works with the County's Refugee Program. He is originally from the Congo and wants to address refugee needs for that increasing population. He knows what is available for the increasing number of refugees and stressed that they need help. He provided his contact information.

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

**6) CONSENT ITEMS**

- A. City Council Minutes:  
City Council Minutes for the May 16, 2023, Meeting.  
City Council Minutes for the May 23, 2023, Special meeting.**
- B. To Consider Approval of Payment Request No. 4 for Newman Construction Inc., for the 1300 West Street and Utility Improvement Project.**
- C. To Consider for Approval of Payment Request No. 2 for BD Bush Excavation Inc., for the 1300 East Street and Utility Improvement Project.**
- D. To Consider for Approval Change Order No. 2 and Payment Request No. 3 for Cody Ekker Construction for the 2022 PRV Project.**
- E. To Consider for Approval Payment Request No. 3 for Fuller Excavation for the Battle Creek Park Sewer Project.**
- F. To Consider Approval of Payment Reports for May 18, 19, and June 1, 2023.**

**ACTION:** Council Member Jensen moved to APPROVE the Consent Items as read. 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**

**A. To Consider the Appointment of Alicia Redding to be a Planning Commission Alternate.**

Alicia Redding was introduced. She has worked for the City for many years.

**ACTION:** Council Member Andersen moved to APPOINT Alicia Redding to serve as a Planning Commission Alternate. 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.

**8) PRESENTATIONS**

There were no presentations.

**9) PUBLIC HEARING ITEMS**

- A. Continued Public Hearings 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 indefinitely.**
- B. Public Hearing to Consider for Adoption of an Ordinance (2023-11) for a Zone Change from Business Manufacturing Park (BMP) to The Grove – Commercial Sales Subdistrict, on Lot 5 of the Pen & Ink Subdivision Plat B, Approximately 2.626 Acres, Located at Approximately 1018 South 1300 West (SAM WHITE’S LANE NEIGHBORHOOD) (Will Clark Applicant) Presenter: Director Cardenas**

Director Cardenas presented the Staff Report and stated that this item involves a request to change the zoning of 2.626 acres from Business Manufacturing Park (“BMP”) to The Grove Commercial Sales Subdistrict. He identified the affected lot on an aerial map displayed and stated that it was created at the time the roadway was realigned. Although the property is part of the BMP area, it is in an area considered a buffer. The proposal makes the property part of the Commercial Sales Zone. The applicant is proposing a development that would not be allowed in the BMP Zone but would be allowed in The Grove. The Planning Commission found the rezone to have no adverse impact and because it is adjacent to the Commercial Zone granted unanimous approval.

Mayor Fugal opened the public hearing.

The applicant, *Will Clark*, reported that the parcel is odd-shaped and not attractive for Light Manufacturing or Industrial uses. The goal is to change the zoning to Commercial. The relocation of 1300 West created an opportunity to create a cohesive sales district. Further, 2000 West will

become an important artery for the City, particularly with the connection to the freeway and this parcel will be able to take advantage of the increased traffic.

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

**ACTION:** Council Member Bullock moved to ADOPT Ordinance 2023-11 for a zone change from Business Manufacturing Park (“BMP”) to The Grove – Commercial Sales Subdistrict, on Lot 5 of the Pen & Ink Subdivision Plat B, approximately 2.626 acres, located at approximately 1018 South 1300 West. Council Member Jensen seconded the motion. The motion carried unanimously with Council Members Andersen, Bullock, Jensen, LeMone, and Williams voting “Aye”.

Council Member LeMone asked how the process of annexation with Lindon City in that area would be initiated. Attorney Petersen stated that the change will be made by resolution and filed with the State. No action was needed by the City Council. There was discussion regarding general development in the area.

**10) ACTION ITEMS READY FOR VOTE**

- A. To Consider for Approval a 4-Flag Lot Final Subdivision Plat called Chriswood Subdivision Plat ‘C’, on 1.13 Acres of Land Located at Approximately 600 East 500 North R1-8 (Single-Family Residential) Zone. (MONKEY TOWN NEIGHBORHOOD) (Jeff Strong, Applicant) *Presenter: Director Cardenas.***

Director Cardenas presented the Staff Report and stated that the request is for approval of a three-flag lot Final Subdivision Plat. He displayed an aerial map and identified each of the lots and their respective roadway and utility accesses. Each lot is about 10,000 square feet in size, which exceeds the zoning requirements. The proposal does not interfere with the development of adjacent properties in the future. Each lot was found to meet the zoning requirements and was approved by the Planning Commission. It was clarified that the vote is to address a three-flag lot plat called Plat ‘A.’

**ACTION:** Council Member Andersen moved to APPROVE a three-flag lot Final Subdivision Plat called Chriswood Subdivision Plat ‘A’ on 1.13 acres of land located at approximately 600 East 500 North R1-8 (Single-Family Residential) Zone. 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.

**B. To Consider for Adoption a Resolution (2023-027) Authorizing the Mayor to Declare a 2021 Toyota Tundra Pickup Truck as Surplus and Direct that it be Disposed of According to the City's Policy for Disposing of Surplus Property and Providing an Effective date. *Presenter: Director Winterton.***

Public Works Director, Neal Winterton, reported that the value of the pickup truck requires City Council authorization to surplus and dispose of it. The Public Works Department does not employ full-time Auto Mechanics to service the fleet. As a result, fleet vehicles are purchased with warranties and routine maintenance in place. The vehicles are then routinely changed out every few years, which minimizes repair costs. That practice keeps the fleet in good condition.

**ACTION:** Council Member Williams, moved to ADOPT Resolution 2023-027 authorizing the Mayor to declare a 2021 Toyota Tundra pickup truck as surplus and direct that it be disposed of according to the City's policy for disposing of surplus property and providing an effective date. 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.

**C. To Consider Awarding the 900 West Surface Restoration Project Bid to Kilgore Construction with a Base Bid Price of \$325,609.15 and Authorize the Mayor to Sign the Notice of Award, Notice to Proceed, and the Agreement. *Presenter: Director Winterton.***

Director Winterton reported that five bids were received for this project with the winning bid being from Kilgore Construction. The project covers the area from 2600 North to 4000 North on the travel lanes of 900 West. They will ask that the contractors work together on scheduling. He noted that it is a challenge working on undeveloped land and balancing future needs. Some costs were being split with Cedar Hills on the 4000 North Project.

**ACTION:** Council Member Jensen moved to AWARD the 900 West Surface Restoration Project bid to Kilgore Construction with a base bid price of \$325,609.15 and authorize the mayor to sign the Notice of Award, Notice to Proceed, and the Agreement. 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.

**D. To Consider Authorizing the Mayor to Sign the Special Use Permit Local Consent Request for Clear Water Distilling Company to Add an Educational/Scientific Permit to Their Current Distillers Permit to Hold Classes to Educate About Spirits. *Presenter: Attorney Petersen.***

City Attorney, Tina Petersen, reported that Clear Water Distilling Company requested that it be allowed to offer educational classes on spirits and was told that City consent is required. The request pertains to that requirement. The classes will cover a variety of topics including the responsible use of spirits. Classes will be held in the evenings and involve the sampling of products

to not exceed 2.5 ounces per person. Regulations pertaining to distilleries would be followed. She noted that the applicant was present.

John J. Eau Claire, the Distillery Representative, reported that people are asking for a greater depth of information while on the tours, which led to this request. Offering a variety of educational classes would include details about the various types of spirits and allow them to address responsibly using spirits. Currently, the distillery offers tours and tastings. During the discussion, it was noted that topics on the distillation process would be interesting. There was also a brief discussion about opportunities for manufacturing distilled water products.

**ACTION:** Council Member Bullock moved to AUTHORIZE the Mayor to sign the Special Use Permit Local Consent Request for Clear Water Distilling Company to add an Educational/Scientific Permit to their current Distillers Permit to hold classes to educate about spirits. 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.

11) **ITEMS FOR DISCUSSION**

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

12) **REVIEW AND DISCUSSION OF THE JUNE 20, 2023, CITY COUNCIL MEETING AGENDA**

13) **MAYOR AND COUNCIL BUSINESS.**

Council Member Jensen reported that the Car Show is scheduled for Saturday. Additional upcoming events included the Firemen Breakfast and a Concert on Main Street. Council Member Andersen was excited about Strawberry Days.


14) **SIGNING OF PLATS.**

15) **REVIEW CALENDAR.**

16) **ADJOURN.**

**ACTION:** At 6:46 p.m. Council Member Andersen moved to ADJOURN. 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.

The City Council minutes of June 6, 2023, were approved by the City Council on June 20, 2023.

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

