

**Pleasant Grove City  
City Council Meeting Minutes  
Work Session  
Tuesday, March 18, 2025  
4:30 p.m.**

Mayor: Guy L. Fugal

Council Members: Dianna Andersen  
Eric Jensen  
Cyd LeMone  
Steve Rogers (arrived at 4:41 p.m.)  
Todd Williams

Staff Present: Scott Darrington, City Administrator  
Deon Giles, Parks Director  
Wendy Thorpe, City Recorder  
Denise Roy, Finance Director  
Andrew Engemann, Fire Chief  
Sheri Britsch, Library and Arts Director  
Neal Winterton, Public Works Director  
Kyler Brower, Assistant to the City Administrator  
David Packard, Human Resources Director  
Keldon Brown, Police Chief  
Daniel Cardenas, Community Development Director  
Shawn Whitaker, Assistant Recreation Director

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

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

Mayor Guy Fugal called the meeting to order at 4:31 p.m. and welcomed those present.

**a. Budget Discussion for FY2026.**

City Administrator, Scott Darrington invited Kim Wilson of the Miss Pleasant Grove Scholarship Competition to speak about her budget requests.

Ms. Wilson stated that she took over the program in 2018. At that time, the scholarship amount they awarded onstage was \$5,750. In 2024, \$12,250 was awarded. They anticipate matching or increasing that scholarship amount in 2025. They also offer \$250 scholarships to non-finalists because she believes in rewarding the contestants for their hard work, and she is hopeful that they can increase that amount. Scholarships for finalists have not increased in four years.

Program participants are often at City events and programs, including library and Recreation Center parties and events. They assist with school carnivals, present in classrooms, and fill Easter eggs for the Eagles Lodge Easter Egg Hunt. They also participate in service projects like cleaning Anderson Park and have partnered with Choose Kindness, Hope Squads, and Pleasant Grove Cares.

Ms. Wilson first got involved with the program in 2013 when her daughter wanted to participate. As Miss Pleasant Grove, her daughter, Lauren, brought hope squads to Pleasant Grove High School. Kindness Month was created by titleholder Brooklin Allen. Last year's first runner-up brought adaptive adventure to the Recreation Center, and she is now an employee of the center. The program costs money, but the City benefits from the programs the young women implement and the things they do behind the scenes. In the time she has been involved with Miss Pleasant Grove, over 100 young women have come through the program. It is a sisterhood and a legacy, and she believes the program is important both to the young women who participate and to the City.

Currently, Pleasant Grove contributes \$30,000 per year to the program, approximately \$13,000 of which goes to scholarships. An additional \$12,000 to \$14,000 per year goes toward the float. The remaining \$4,000 to \$5,000 to cover the competition or support the contestants throughout the year, but it is not enough. She requested a \$5,000 increase in the City's contribution so they can increase scholarships and reported that operations costs would be funded through donations.

Ms. Wilson noted that 10 other cities and one county in the area have similar programs: Eagle Mountain, American Fork, Orem, Provo, Lehi, Springville, Mapleton, Payson, Salem, Spanish Fork, and Utah County. Mapleton and Springville are program partners but will have titleholders from each city. The cost to participate in Miss Utah is approximately \$1,800 and is funded through other donations. The contestants also fundraise and use their own money to pay for the expenses incurred by participating in the pageant. Pleasant Grove's contribution goes primarily to the scholarships and float.

Ms. Wilson noted that many cities are no longer sponsoring floats. The float costs approximately \$2,000 per parade, and Pleasant Grove participates in seven parades. The Miss Pleasant Grove royalty was also tired of going to so many parades. She suggested no longer having a float and presenting the royalty differently in the Strawberry Days parade and Lindon parade, perhaps in a truck. They could then use the \$15,000 in funds designated for the float to create a teen program and increase scholarships. They would not need the \$5,000 increase.

Council Member Rogers asked about participation. Ms. Wilson reported that they have between 12 and 16 participants each year, some of whom go through the program and enter again the following year.

In response to a question, Ms. Wilson reported that she is also requesting an increase from Lindon. She noted that they have not had a Queen from Lindon in the last five years, but they have had one royalty member from Lindon in each of the past two years. Lindon currently contributes \$2,000, and their Little Miss Lindon program is not affiliated with Miss Pleasant Grove. She reported that

Pleasant Grove does not have a program for young women between the ages of 13 and 17, and she would like to use a portion of the float monies to create a teen program.

Administrator Darrington stated that the decision on whether to have a float needed to be made as soon as possible because the float chassis must be replaced. Council Member Jensen approved of the idea of having the royalty participate in a Jeep or larger vehicle instead of a float. Council Member Rogers disagreed and stated that they should consider how the City would be perceived. Ms. Wilson clarified that she proposed to only participate in the Strawberry Days and Lindon parades. Council Member Andersen suggested asking a local business to accommodate the royalty on their float. Administrator Darrington noted that it would be helpful to not have to spend \$25,000 on a chassis, but if they do not do so, they will not have a float.

Council Member Williams stated that he loves the Little Miss program, and he believes he would also like the teen program because of their engagement with the community. He did not like the path to Miss Utah as he believes it should be a venue for Pleasant Grove, not the state, and public funds should be spent on young women who can fully participate in Pleasant Grove.

Ms. Wilson clarified that a teen program would also be affiliated with Miss America's Teen and involve a state pageant. She reiterated that the City's contribution goes toward scholarships and the float. They sell tickets, offer ad pages, and approach businesses for donations to pay for the other expenses. Ideally, she would like the scholarships to be able to pay for a full year of college for the titleholder and at least one semester for the other royalty. The young women serve their whole year and are not distracted by Miss Utah. In response to a question, she stated that she believed participation would decrease if they were not affiliated with Miss Utah.

Administrator Darrington reported that the decision they needed to make was in regard to the float. The discussion could then continue on how they want to finance the program.

Council Member Jensen asked Ms. Wilson's opinion on having the royalty ride in a Jeep or other vehicle for the parades. Ms. Wilson stated that she believes some people will have difficulty with the change. Council Member LeMone stated that she would rather have the money go toward the participants' education, and she did not believe it would make sense to make such a large purchase for a smaller number of parades.

In response to a question, Administrator Darrington clarified that if they do not have a float, the \$25,000 capital expenditure for the chassis will be removed from the Budget. The \$30,000 contribution to Miss Pleasant Grove would remain unchanged, and they would be able to utilize the monies previously allocated to the float for the teen program and increased scholarships. No increase would be needed, so it would be budget-neutral.

Council Member Jensen stated that what the young women do in the community is amazing, and he thanked Ms. Wilson for her efforts.

In response to a question about a potential recession, Administrator Darrington stated that he does not know about the nation's future economic situation, but Utah has one of the strongest economies in the nation. Council Member Jensen stated that he attended a lunch with Zions Bank earlier that

day, and they were optimistic about the State economy. Council Member Williams added that as a business owner, he has seen no indications of a downturn.

Administrator Darrington reported that he and Finance Director, Denise Roy are always conservative with their revenue estimates. If they have \$2,000 more in revenues than expenditures at the end of the year, that is a result of conservative budgeting. Because of this, the City could absorb small downturns. During the major recession of 2008 through 2010, they had to slash budgets and lay people off. However, that happened over the course of three years. The downturn occurred quickly, but cities had time to adjust.

Statewide sales taxes were flat in 2024, but Pleasant Grove City will see increased sales tax revenues in 2025. For the fiscal year ending June 30, 2024, \$9.6 million was budgeted, and actual revenue was \$10.1 million. For fiscal year 2025, \$10.1 million was budgeted, and the current estimate is that revenue will be \$10.3 million. The 2026 budget is \$10.4 million, so some growth is projected.

Administrator Darrington noted that some of the questions that were asked were in regard to the Recreation Center painting, flooring, and audio system that were included in the draft Budget. Because Recreation Director, Megan Zollinger was not present, those questions would be addressed at the April 8, 2025, City Council Meeting. He reported that no changes had been made to revenues since the last review with the exception of an administrative allocation. Enterprise funds send money to the General Fund to account for time, utilities, and other items paid out of the General Fund to support those utility funds. That is seen as revenue in the General Fund.

Staff anticipates an additional \$1 million in revenue, most of which will go to a 5.05% increase in wages, consisting of a 2.7% cost of living increase and 2.35% merit increase. It also includes a 2% 401K match at an estimated cost of \$139,000 if 75% of employees participate. In response to a question, Administrator Darrington clarified that they intend to require vesting to incentivize employees to stay with the City. Medical and dental insurance will not increase.

Current projections show a deficit of \$124,000, but Administrator Darrington believes the additional sales tax revenues will compensate. In response to a question from Council Member Andersen, he reported that sales tax figures are received monthly but are two months in arrears, so the March numbers were for January sales.

Administrator Darrington noted that the draft Budget includes requests for part-time code enforcement and parking enforcement officers. He cautioned against setting a revenue quota to fund the positions and noted that if they are funded, it will be the intention of enforcement, and parking enforcement positions are generally paid for by the parking tickets that are issued. A part-time parking enforcement officer at \$20 per hour will cost approximately \$24,000 per year. If the Council believes the City has serious parking issues, they should consider approving the position. One parking issue has been pinpointed at the McKay Christensen project where people are parking on private property. The owner enforced parking restrictions briefly, and the cars began parking on the street. The curbs were then painted red.

The Council and Staff discussed whether code enforcement can write parking tickets, and it was noted that authorizing them to do so could solve the problem. Administrator Darrington stated that parking issues often arise at night, and code enforcement works during the day. Staff will verify if they are authorized to write tickets so the code enforcement role can be better defined.

Administrator Darrington noted that the City generally does not issue fines for code enforcement issues. People normally comply with notices before fines are issued, so there would not be enough revenue to consider using it as an offset. He will have answers on the parking enforcement issue and more clarity on whether to consider a part-time parking enforcement officer at the April 8, 2025, City Council Meeting.

Council Member Rogers stated that there are also parking issues on the walking routes to schools, especially in areas without sidewalks. He suggested obtaining Community Development Director, Daniel Cardenas' input on whether a new position is necessary.

Administrator Darrington proposed adding 10 hours to a current part-time employee's schedule to enhance the City's social media presence and better promote the City. Council Member Rogers stated he believes that is part of Lisa Flinder's role and asked if it would be an overlapping position. Administrator Darrington stated that Ms. Flinders handled press releases and answered questions about the City, and she will still fulfill that role. The new role would be promotional and citywide. They could post short interviews with employees to show the service they provide the community so residents can put a face to the person who is plowing the roads, for example. Assistant to the City Administrator, Kyler Brower clarified that Ms. Flinders shared information, whereas the new position would create content to market the City. Council Member Rogers stated that he will follow up with Administrator Darrington regarding additional questions about the position.

Administrator Darrington clarified that no decisions needed to be made immediately. The Budget will also be discussed in the April 8 and April 22, 2025 meetings, and the Tentative Budget will be reviewed on May 6, 2025.

Library and Arts Director, Sheri Britsch provided estimates for new furniture and indicated that she has requested \$60,000 for the purchase. In response to a question from Council Member Williams, Director Britsch stated that although they are approximately 30 years old, the square tables and chairs are still in good shape and do not need to be replaced. It was noted that the library was renovated seven years previously, but most of the furniture was replaced with used furniture from KSL. The estimates were for new furniture.

It was reported that the Budget discussion would continue during the Business Meeting.

**b. Staff Business.**

## **ADJOURNMENT**

**MOTION:** At 5:30 p.m. Council Member Williams moved to ADJOURN the Work Session. Council Member Andersen seconded the motion. The motion carried unanimously with Council Members Andersen, Rogers, Jensen, LeMone, and Williams voting “Yes”.

A handwritten signature in black ink that reads "Wendy Thorpe". The signature is fluid and cursive, with "Wendy" on the top line and "Thorpe" on the bottom line.

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Wendy Thorpe, CMC  
City Recorder

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

**Pleasant Grove City  
City Council Meeting Minutes  
Regular Session  
Tuesday, March 18, 2025  
6:00 p.m.**

Mayor: Guy L. Fugal

Council Members: Dianna Andersen  
Eric Jensen  
Cyd LeMone  
Steve Rogers  
Todd Williams

Staff Present: Scott Darrington, City Administrator  
Deon Giles, Parks Director  
Wendy Thorpe, City Recorder  
Denise Roy, Finance Director  
Andrew Engemann, Fire Chief  
Sheri Britsch, Library and Arts Director  
Neal Winterton, Public Works Director  
Kyler Brower, Assistant to the City Administrator  
David Packard, Human Resources Director  
Keldon Brown, Police Chief  
Daniel Cardenas, Community Development Director  
Shawn Whitaker, Assistant 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 6:02 p.m. and welcomed those present. All City Council Members were present.

**2) PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Council Member Andersen.

**3) OPENING REMARKS**

The Opening Remarks were offered by Council Member LeMone.

**4) APPROVAL OF MEETING AGENDA**

**ACTION:** Council Member Jensen moved to APPROVE the Meeting Agenda, as presented. Council Member Andersen seconded the motion. The motion carried unanimously with Council Members Andersen, Jensen, LeMone, Rogers, and Williams voting “Yes”.

**5) SWEARING IN CEREMONY FOR JUDGE BROOKE LARSEN**

Judge Brooke Larsen was sworn in by her father, Judge Paul Warner. Photographs were then taken with the City Council.

**6) OPEN SESSION**

Mayor Fugal opened the Open Session. There were no comments. The Open Session was closed.

**7) CONSENT ITEMS**

- A. **To Consider for Approval Payment No. 7 to CEM Aquatics for the 2024 Pool Work Project.**
- B. **To Consider for Approval Payment No. 5 to S&L, Inc. for the Pleasant Grove Swimming Pool Deck Project.**
- C. **To Consider for Approval Change Order No. 2 for Acme Construction, Inc., for PG Storm Drain Outfall Project.**
- D. **To Consider for Approval Change Order No.1 for Acme Construction, Inc., for the PG Storm Drain Outfall Project.**
- E. **To Consider for Approval Payment No. 13 to Hydro Vac Excavation for the Pressurized Irrigation Meters Installation Project.**
- F. **To Consider for Approval Payment No. 3 to FX Construction for the American Fork River Diversion Reconstruction Project.**
- G. **To Consider Approval of Payment Reports for March 6, 2025.**

**ACTION:** Council Member Andersen moved to APPROVE the Consent Items. Council Member Jensen seconded the motion. The motion carried unanimously with Council Members Andersen, Rogers, Jensen, LeMone, and Williams voting “Aye”.

**8) BOARD, COMMISSION, COMMITTEE APPOINTMENTS**

- A. **None.**

**9) PRESENTATIONS**

- A. **None.**

## **10) PUBLIC HEARING ITEMS**

### **A. To Consider for Adoption a Resolution (2025-10) Amending the FY 2024/2025 Budget Consolidated Fee Schedule (Fee Change for Funshine Learning Center at the Pleasant Grove Recreation Center) and Providing for an Effective Date.**

***Presenter: Assistant Recreation Director Whitaker.***

Assistant Recreation Director, Shawn Whitaker presented the Staff Report and indicated that the fees for the Funshine Learning Center have not increased in a long time, and the increase is necessary to better cover supply and staffing costs. Even with the increase, the program will still be a low-cost option for the community. American Fork charges \$105 to \$158, Orem charges \$175 for any age group, and Lehi charges between \$86 and \$144 for preschool.

The new proposed fees are:

- Three and four-year-olds: \$100
- Pre-kindergarten
  - Two days per week: \$125
  - Three days per week: \$150

Council Member Rogers stated that he heard that Head Start would be closing and expressed concern that the fees could be too high for the community. City Administrator, Scott Darrington stated that Head Start rents space from the City. Parks Director, Deon Giles, reported that they had not indicated they are closing. Administrator Darrington stated that the City is subsidizing the costs of the program. The increase will not fully offset those costs, but it will help.

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

Council Member Williams stated that his wife is an early childhood education instructor at Utah Valley University and has also owned a preschool. They have commented about how inexpensive the Funshine program is, and even with the increase it will still be a much lower cost than other programs. Administrator Darrington stated that they conducted a cost-benefit analysis as part of a comprehensive study on all recreation fees. This fee was being brought to the Council because it needs to be adopted prior to Fall registration.

**ACTION:** Council Member Williams moved to ADOPT Resolution 2025-10 amending the FY 2024/2025 Budget Consolidated Fee Schedule (Fee change for Funshine Learning Center at the Pleasant Grove Recreation Center) and providing for an effective date. Council Member Jensen seconded the motion. The motion carried unanimously with Council Members Andersen, Rogers, Jensen, LeMone, and Williams voting “Yes”.

**B. Public Hearing to Consider an Ordinance (2025-004) for a Zone Change from the R1-8 (Single-Family Residential) Zone to the P-O (Professional Office) Zone located at 1783, 1807, 1841, and 1855 West 1100 North, on approximately 7.53 Acres in the R1-8 (Single-Family Residential) Zone. Applicant: Maple Springs of PG Holdings, LLC. Presenter: Director Cardenas.**

Discussion on this Item occurred after Item 10(B).

Community Development Director, Daniel Cardenas presented the Staff Report and indicated that the subject property is near the intersection of North County Boulevard and 1100 North. The Applicant, Maple Springs of PG Holdings, LLC., proposed to rezone four parcels, or a total of 7.5 acres, from the current R-1-8 Single-Family Residential Zone to the P-O Zone to construct medical offices. Zoning and Aerial maps were displayed.

Director Cardenas reported that approximately six years previously, an application was submitted to rezone the subject property for an assisted living facility. The Planning Commission recommended approval of the request, but it was denied by the City Council. The current Applicant now intends to build medical offices on the property. A Site Plan had not yet been submitted.

If rezoned, the P-O Zone will require that the properties be governed by an Owner's Association. The maximum height for both zones is 35 feet, but the P-O Zone allows a maximum of two stories. Additionally, it requires a masonry wall along the property lines and has a setback requirement from residential zones that increases with every foot in height above 20 feet. Only 30% lot coverage is allowed as opposed to 40% in the R1-8 Zone.

Permitted uses in the P-O Zone include:

- Financial, insurance, and real estate services
- Advertising services (offices only)
- Consumer credit services
- Computer graphics
- News syndication services (offices only)
- Physician offices
- Dental offices
- Medical and dental laboratory services
- Other medical and health services

Nonpermitted medical uses in the zone include:

- Hospitals
- Behavioral, drug, and alcohol treatment offices
- Sanitariums

Director Cardenas reported that the parcels carry a Land use designation of Professional Office, and the proposed zone is in compliance with the General Plan. Two parcels are not part of the application and will remain in the R1-8 Zone, and affected access and easements will be considered

in the Site Plan process. Spot zoning was discussed, and it was noted that the remaining homes would be surrounded by medical offices.

Director Cardenas reported that the Planning Commission voted 6-to-1 in favor of approving the rezoning request. Neighboring property owners spoke in opposition to the request via email and in person. In response to a question, he clarified that the parcels are all owned by the Applicant. If the rezoning request was approved, a plat would then be submitted to consolidate the parcels.

Mayor Fugal opened the public hearing.

*Carrie Hammond* gave her address and indicated that her family lives in the other nearby homes. The access from 1100 North is shared with Maple Springs Holdings, the Christensens, and her family. It is a driveway, not a through street. She noted that an island will be created because there are also offices all along North County Boulevard and Alpine Pediatrics is behind them. If the City allows professional offices on the property, there will be an office building at her front door. She is concerned about traffic, noise, smells, how dumpsters will be emptied, and the fact that her well access is on the property line. She does not want half of her driveway rezoned to P-O, and she was displeased that the applicant had not spoken with her.

*Greg Larsen* of Maple Springs Holdings stated that they purchased the property a long time ago and worked with Director Cardenas on the proposed assisted living facility. A private physicians firm has approached them about building a surgical center on the property. He apologized to Ms. Hammond for not reaching out and stated that they would ensure the access road and well are protected. There will be a parking lot next to the Hammonds' home, and the main access will be on another portion of the property.

There were no further public comments. The public hearing was closed.

Council Member Jensen noted that North County Boulevard was turning into a medical plaza. He indicated surprise that more neighbors were not present at the meeting.

Council Member Williams expressed concern that they would be rezoning 7.5 acres of residential property when the City lacks residential properties. In his opinion, the area is not part of a commercial zone. It is residential property and should remain so. If he was a resident of the area, he would be very upset because it is not what they signed up for when they purchased their property.

Council Member LeMone stated that she was undecided because any time there is an empty property nearby, uses you may not like may be constructed on that property, and the landowner has the right to request rezoning. If someone wants to prevent development, they need to purchase the property. However, she agreed with Council Member Williams that the area is not commercial at this time. The remaining homes could be purchased at a later date and the block is rezoned, but she did not believe rezoning would be appropriate given the proximity of residential homes to the south. She noted that a developer could still build homes on the parcels.

Council Member Rogers stated that they considered rezoning a parcel on the side of the mountain at a recent meeting. All the neighbors organized in opposition and stated that they had the expectation when they purchased their properties that they would not be near a horse ranch. He was also surprised that more neighbors to the subject property were not in attendance, but at least three residents had stated that they purchased in a residential zone and believe they have a reasonable expectation that it remain residential. He understands the value of the property for professional offices, but the neighboring property owners' expectations are reasonable.

Council Member Andersen agreed and noted that the homes would be islands within a commercial development. She was also concerned about traffic on 1100 North.

Council Member Williams stated that they have zones so that commercial and residential areas are clearly defined. They often bleed into each other, but he struggled with the idea of rezoning the full 7.5 acres. It was noted that an assisted living facility is located to the south of the subject property and is a good transitional use between the zones.

Mayor Fugal stated that the proposed commercial use would have less impact on the existing homes than a residential development. Concerns were expressed about additional traffic, but the traffic impact will be great if the property is developed with homes. The surgery center would also have a fence and be set back from the property line.

Director Cardenas reported that concerns expressed by neighboring property owners included traffic, noise, and building height. However, Professional Office is a less intensive use than R1-8 Residential. If the property was developed with the current zoning, it could have multiple 35-foot-tall homes with smaller setbacks. The P-O Zone will require a larger setback of 35 to 40 feet and a solid masonry wall separating the properties. Additionally, the building can only occupy 30% of the property.

In response to a question from Council Member Andersen, Director Cardenas reported that the City Engineer would review the Site Plan and verify that the private well would not be negatively impacted. He assumed there was an easement for the well.

Administrator Darrington recommended that the developer meet with the three affected property owners to discuss their concerns. He also recommended that if the Council was considering denial, they continue the item until City Attorney, Tina Petersen was present. As the area is designated Professional Office in the General Plan, they would need solid findings for denial.

In response to a question, Director Cardenas reported that a Vicinity Plan Amendment may be required when the properties are developed.

The Applicant was instructed to report back to Director Cardenas after speaking with the affected property owners, and the Council would reconsider the item at its next meeting.

**ACTION:** Council Member Andersen moved to CONTINUE Ordinance (2025-004) for a Zone change from the R1-8 (Single-Family Residential) Zone to the P-O (Professional Office) Zone located at 1783, 1807, 1841, and 1855 West 1100 North, on approximately 7.53 acres in the R1-8

(Single-Family Residential) Zone to the April 8, 2025 City Council Meeting. Council Member Williams seconded the motion. The motion carried unanimously with Council Members Andersen, Rogers, Jensen, LeMone, and Williams voting “Yes”.

C. **Public Hearing to Consider an Ordinance (2025-005) for a Zone Change from The Grove Zone–Commercial Sales Subdistrict to the Commercial Sales-2 (CS-2) Zone to Eliminate Split Zoning for Parcel #49:579:0018, located at approximately 172 South Pleasant Grove Boulevard, on approximately 0.70 acres in the Commercial Sales-2 (CS-2) Zone and The Grove Zone–Commercial Sales Subdistrict. *Applicant: Pleasant Grove City. Presenter: Director Cardenas.***

Discussion on this Item occurred before Item 10(A).

Director Cardenas presented the Staff Report and indicated that the Ordinance was part of a Staff project to correct the City maps. He reported that a project with two restaurants was recently approved by the Planning Commission for the parcel near the entrance of Green Grove Apartments on Pleasant Grove Boulevard. The parcel is located in two different zones. To avoid split zoning, Staff recommended that the 0.2-acre portion that is currently zoned The Grove Zone–Commercial Sales Subdistrict be rezoned CS-2.

In response to a question, Director Cardenas reported that the two zones have very different requirements. The CS-2 Zone does not need to go before the Design Review Board, and it does not require a lot of glass. The largest portion of the parcel is in the CS-2 Zone. He noted that plans for the restaurants have already been approved and comply with the CS-2 Zone.

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

**ACTION:** Council Member Rogers moved to ADOPT Ordinance (2025-005) for a Zone change from The Grove Zone – Commercial Sales Subdistrict to the Commercial Sales-2 (CS-2) Zone to eliminate Split Zoning for Parcel #49:579:0018, located at approximately 172 South Pleasant Grove Boulevard, on approximately 0.70 acres in the Commercial Sales-2 (CS-2) Zone and The Grove Zone – Commercial Sales Subdistrict. Council Member LeMone seconded the motion. The motion carried unanimously with Council Members Williams, LeMone, Jensen, Rogers, and Andersen voting “Yes”.

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

A. **To Consider the Notice of Award for the 1520 West; 1100 North to 1800 North Roadway Reconstruction & Culinary Waterline Project. The Low Bidder was Bar S Construction Company, LLC with a Base Bid Price of \$1,215,919.90. Presenter: Director Winterton.**

Public Works Director, Neal Winterton presented the Staff Report and indicated that eight qualified proposals were received. The project is part of the City’s ongoing commitment to repair

and replace infrastructure and will include a new water main and full reconstruction of this section of the roadway. In response to a question from Mayor Fugal, Director Winterton reported that Bar S Construction performed the work on Nathaniel Drive as a subcontractor to Kilgore Construction, and Staff was very pleased with the work. They also provided free assistance during the August 2024 flooding.

**ACTION:** Council Member Andersen moved to APPROVE the Notice of Award for the 1520 West 1100 North to 1800 North Roadway Reconstruction and Culinary Waterline Project. The low bidder was Bar S Construction Company, LLC with a Base Bid price of \$1,215,919.90. Council Member Jensen seconded the motion. The motion carried unanimously with Council members Andersen, Rogers, Jensen, LeMone, and Williams voting “Yes”.

## **12) ITEMS FOR DISCUSSION**

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

The Budget discussion was continued from the Work Session.

Administrator Darrington presented the Operational Supplementary Summary with information on personnel and operational requests. Positions he recommends funding include social media specialist, fire inspector, and custodian. Individual department requests were also included in the summary. Staff recommended funding all requests with the exception of the Miss Pleasant Grove increase that was discussed in the Work Session.

Regarding the total custodial and janitorial costs, Administrator Darrington reported that the current Budget is just under \$400,000, of which \$310,000 is personnel costs and \$85,000 is supplies. If approved, it will increase to approximately \$450,000 in FY 2026. City Hall and the Public Safety Building use contract cleaning services, but the Recreation Center and parks are maintained by City staff. The Council has never considered contracting out all custodial services. However, at the Council’s direction, Staff could request proposals. The upsides and downsides of contracted services were discussed, as well as the experiences of other cities.

Council Member Williams stated that he would like to obtain a good-faith estimate so they can ensure that the money is being spent carefully.

In response to a question from Council Member Rogers, Administrator Darrington reported that the current contract services are considered operational costs and are included in the \$395,000 Budget. The City is happy with those services. Council Member Rogers stated that it would be helpful to know what the comparative costs would be.

Parks Director, Deon Giles discussed Parks Department requests for the upcoming fiscal year. The requested \$32,000 part-time wage increase for custodial staff is primarily for Cook Family Park. The current staffing schedule includes two full-time employees who perform custodial services on park grounds Monday through Friday. The requested \$32,000 would cover part-time staff working 4:00 p.m. to 8:00 p.m. weekdays and all day Saturday and Sunday from Memorial Day through Labor Day. Director Giles does not believe part-time staff will be required in the Winter, but it is

important to have adequate coverage during splash pad season. In 2024, a two-person parks crew worked seven days each week, which accounts for a \$10,800 increase. The remaining \$15,600 is an extra Saturday shift at the Recreation Center during the busy season and extra shifts for special events. Director Giles noted that the custodial staff also cleans the pavilions after every reservation throughout the year.

In response to a question from Council Member Rogers, Director Giles stated that custodial staff is hard to find, especially for areas like Cook Family Park where they need an adult authority figure for nights and weekends. He believes that will be a seasonal position from May through September. However, they may need someone there all year.

A heated pressure washer will be needed to clean up bodily fluids at the skate park. It will also be used to remove tagging.

The current lights on Main Street are not LED, and Director Giles is proposing to replace them with LED fixtures and new aluminum poles with outlets to allow the City to run lights across the streets. The new fixtures will last substantially longer, and the poles should last indefinitely.

The Recreation Center roof membrane was damaged in a windstorm and must be replaced. Council Member LeMone indicated that the replacement may be covered by insurance.

Administrator Darrington stated that one of Council Member Rogers' questions was in regard to preventative maintenance. They plan to put money in reserve for long-term maintenance at Cook Family Park. The Recreation Center reserve fund has a balance of approximately \$400,000 that is earmarked for future maintenance, and there is enough money in the General Fund to cover the roof repair cost. Staff recommended retaining the \$400,000 in reserve for future preventative maintenance and replacement. Director Giles reported that the money will be needed to replace the aging HVAC system.

Director Winterton discussed the problems with sand migration and erosion at the Manila Creek Pond beach. They use a tractor to pull sand back onto the beach at least three times per week, and the pathway is eroding and beginning to fail. A retaining wall and asphalt repair are required. The Council discussed the problem and potential solutions, as well as how other cities might address similar issues. Director Winterton displayed an aerial photograph of the area and described the challenges. Director Giles and Director Winterton will research more permanent solutions.

Finance Director, Denise Roy distributed utility rate information indicating the current average consumer utility bill and proposed increase. The recommended 3% Consumer Price Index ("CPI") increase would generate the following additional revenue in fiscal year 2026:

- Culinary water: \$180,000
- Secondary water: \$120,000  
Director Roy reported that secondary water rates will move to a tiered system once all meters are installed and one season of usage information is available.
- Stormwater: \$125,000
- Sewer: \$85,000

Director Roy reported that the City fee increases could be used to cover the 5.05% salary increase, as well as other operational needs. She then discussed the Timpanogos Special Service District (“TSSD”) usage and base rate increases. Between 2024 and 2025, they experienced a 55% rate increase. In FY 2026, the City will owe \$4.9 million. The 2024 increase was almost \$10, and the new increase will be approximately \$5 for average customers. She noted that those fees are collected from residents and passed through to TSSD to pay for service.

Director Winterton reviewed the TSSD Sewer Rate Study that was provided with the 2024 rate increase. He noted that the treatment plant went into service in 1979. Capital needs associated with increased state and federal regulations resulted in hundreds of millions of dollars in required projects.

Council Member Jensen indicated that everyone is frustrated with the fee increases, and the City has no control over them. Council Member Andersen added that the increases jeopardize the City’s ability to enact rate increases to cover its own needs. Director Winterton stated that part of the problem is that the TSSD did not increase rates for 12 years, which highlights the need to have incremental increases. The Council discussed the general public’s lack of differentiation between TSSD and Pleasant Grove, even though 100% of those fees are passed through to TSSD. Mayor Fugal indicated that cities with their own plants are spending a large amount of money to maintain their systems, and the biggest growth in any construction sector for the next 10 years is projected to be water treatment plants.

Director Roy summarized that they are seeking approximately \$1.7 million in increased fees, of which \$1.186 million will pass through to TSSD and Republic Services and \$505,594 will be retained by the City.

In response to a question, Administrator Darrington reported that the contract with Republic Services will end in Summer 2025. Solid waste has not been rebid in a long time. He recommended allowing Republic Services the opportunity to explain their 6.8% increase to the Council because a lot of work is required to change services. Council Member Rogers stated that the question is not whether they can justify their fees but whether other entities can perform the same services at a lower cost.

Director Roy reported that the City has \$42 million in infrastructure replacement needs, and \$500,000 per year will not fund those projects. Revenues are dispersed to the individual funds that budget for personnel, operations, and capital. If the entire increase is not needed to cover personnel or operations costs, it will be left in the fund for capital projects.

Director Winterton reported that everything they purchase costs between 3% and 30% more than the last time it was purchased. For example, a fire hydrant that was last purchased at \$1,500 is now \$2,200. Rate increases are necessary to maintain the necessary level of service.

The Council discussed the need for smaller incremental increases so that they do not have to increase rates by 40% in a single year like the TSSD. In response to a question raised by Council Member Williams, Director Winterton stated that they will need to conduct a full rate study to

determine the appropriate secondary water and other utility rates in preparation for the fiscal year 2027 Budget. The purpose of installing secondary water meters is to obtain reliable data and impose suitable rates for low and high users. It has been proven that installing meters lowers usage, and volume charges further reduce usage.

In response to a question from Council Member Andersen, Director Roy reported that the FY 2025 increase was an average of \$11.81, \$9.45 of which was from TSSD.

Administrator Darrington requested that the Council forward any questions to him or Director Roy so they could address them at the April 8, 2025 meeting. The Budget would be reviewed again at the April 22, 2025 meeting, and the Tentative Budget was scheduled for approval on May 6, 2025. Changes can be made until the Final Budget is adopted at the last meeting in June, and Budget Amendments can be performed throughout the year.

Parks Director, Deon Giles reported on the following:

- He attended the Utah Cemetery and Parks Association Conference. Last week four staff members also attended the Utah Recreation and Parks Association Conference, where Bill Candal received an Outstanding Professional Award for parks and maintenance.

Library and Arts Director, Sherri Britsch reported on the following:

- She distributed copies of the April library calendar and noted that it will be a very busy month.

Human Resources Director, David Packard reported on the following:

- The City's annual Employee Recognition Event will be held from 11:30 a.m. to 1:30 p.m. on Thursday, April 10, 2025 at the Recreation Center. There were 170 nominations. Nominees for full-time and part-time Employee of the Year will be sent to the City Council and Staff, and they will have one week to submit their votes.

Assistant to the City Administrator, Kyler Brower reported on the following:

- He stated that it has been a pleasure working with the Pleasant Grove City Council and Staff.

City Administrator, Scott Darrington reported on the following:

- The Cook Family Park soft opening will be held at 2:00 p.m. on Saturday, March 21, 2025. The Grand Opening Festival will be held on June 7, 2025.
- The next City Council meetings will be held on April 8 and April 22, 2025.
- He stated that Assistant to the City Administrator Brower will be missed, but it is a great career opportunity for him. His last day will be April 4, 2025, and they will have a gathering at 11:00 a.m. to say goodbye.

Public Works Director, Neal Winterton reported on the following:

- The weir project is progressing.
- The secondary meter project is going well.
- Warranty work on 1100 North will require the closure of half the intersection.
- They are actively working on 800 North and hope to have it paved prior to the soft opening of Cook Family Park. A new water line will be installed prior to paving on 600 West and 400 North. The area around the park will be disrupted until the work is completed.
- There will also be closures for concrete work ahead of the large asphalt project that will begin within the next three weeks.
- Pool decking is scheduled to begin the week of March 24, 2025, in anticipation of the May opening.

**13) REVIEW AND DISCUSSION OF THE APRIL 8, 2025, CITY COUNCIL MEETING AGENDA.**

**14) MAYOR AND COUNCIL BUSINESS.**

Council Member Jensen reported that the Elevate Business Summit will be held from 8:00 a.m. to 1:00 p.m. on April 4, 2025, in the Utah Valley University Grand Ballroom. He asked any Council Members who plan to attend to notify him so he can provide accurate attendance numbers.

Council Member Rogers thanked Director Roy and Administrator Darrington for answering his Budget questions and providing the utility rate information sheet.

**15) SIGNING OF PLATS**

The Mayor and City Council signed Cascade Meadows Plat "C".

**16) REVIEW CALENDAR**

**17) ADJOURN**

**ACTION:** At 8:17 p.m. Council Member Jensen moved to ADJOURN. Council Member Rogers seconded the motion. The motion carried unanimously with Council Members Andersen, Rogers, Jensen, LeMone, and Williams voting "Yes".

The City Council minutes of March 18, 2025, were approved by the City Council on April 8, 2025.



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Wendy Thorpe, CMC

City Recorder

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