

**Pleasant Grove City  
City Council Meeting Minutes  
Work Session  
Tuesday, May 6, 2025  
4:30 PM**

Mayor: Guy L. Fugal

Council Members: Eric Jensen  
Cyd LeMone  
Steve Rogers  
Todd Williams

Staff Present: Scott Darrington, City Administrator  
Deon Giles, Parks Director  
Wendy Thorpe, City Recorder  
Tina Petersen, City Attorney  
Denise Roy, Finance Director  
Drew Engemann, Fire Chief  
Sheri Britsch, Library and Arts Director  
Neal Winterton, Public Works Director  
Sierra Pierson, Assistant to the City Administrator  
David Packard, Human Resources Director  
Keldon Brown, Police Chief  
Daniel Cardenas, Community Development Director  
Megan Zollinger, Recreation Director  
Kacia Watson, Management Intern

Excused: Dianna Andersen, City Council Member

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

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**4:30 PM WORK SESSION**

Mayor Guy Fugal called the meeting to order at 4:32 PM and welcomed those present.

**a. Introduction of New Employees.**

Parks Director, Deon Giles, welcomed new employees CJ Frasier, Aaron Barney, and Kaden Biel. Mr. Biel is from Spanish Fork and has a newborn baby boy. He enjoys fishing, hiking, and playing softball. Mr. Barney lives in Vineyard and enjoys fishing. He has been married for seven years. Mr. Barney is from Orem and is married with five daughters ranging in age from 13 to 21.

Community Development Director, Daniel Cardenas introduced Olivia who has been working at the front counter. Olivia grew up in Pennsylvania and was happy to be back in Utah. She is engaged and plans to marry at the end of the year.

Human Resources Director, David Packard introduced Management Intern, Kacia Watson and Assistant to the City Administrator, Sierra Pierson. Ms. Watson is from Ivins and graduated last year from Southern Utah University. She is now attending the University of Utah where she plans to get her MPA. She recently finished working at the Gardner Policy Institute in Salt Lake City doing research. She was pleased to be getting more practical experience working in local government. Ms. Pierson was raised in Utah and Washington State and previously worked for Lehi City for seven years. She recently graduated with her MPA. She enjoys hiking, playing sports, and reading.

**b. Budget Discussion for FY2026.**

City Administrator, Scott Darrington, reported that until today staff was working on the one-pager and spreadsheets that include various budget items. What was presented was the actual budget, which was posted online. He explained that the City is required by law to adopt a Tentative Budget at the first City Council Meeting in May. There is time to make needed adjustments prior to adoption of the Final Budget. Administrator Darrington reported that at the last meeting, the audio improvements in the Rec Center were discussed. The previous day Recreation Director, Megan Zollinger, emailed the Council Members a cost breakdown. The request discussed has since been zeroed out. Director Zollinger reported that she broke the information provided to the Council down into various options. Three line items were all-encompassing. She explained that the labor, design, wiring, and mechanical equipment numbers were not broken down per project so she estimated what those would be. She noted that additional electrical work will be needed but she was unsure of the cost.

Director Zollinger considered the fitness rooms to be the most important followed by the PA system. She estimated the cost of the top two items to be \$67,000, not including the electrical work. The costs and options provided were reviewed. Director Zollinger confirmed that the current system cannot be used with the new system, which will require new wiring and a new system. She pointed out that the current system does not work at all. The new system will be up to date and built into the system. It will also be operated by a computer system on the back end.

Council Member Rogers was still not supportive of the proposed cost. He asked about the cost of completing the electrical work and suggested the option of doing the wiring this year and installing the PA system next year. Director Zollinger stated that that was an option and noted that the generator will go in soon. The PA system will serve hallways, classrooms, and the area around the track. It does not include the gym, which is an additional \$80,000.

Council Member LeMone asked if in an emergency a megaphone or portable system could be used. She had a difficult time justifying the cost of something that takes place only once per year. Director Zollinger did not think that a bullhorn or portable system would work in an emergency situation. Council Member LeMone did not object to improving the fitness rooms because they

are used every day. Administrator Zollinger commented on the difference between needs and wants and acknowledged that a lot is going on in the building that is not emergency-related.

Administrator Darrington explained that the Rec Center serves as a shelter and will be used in the event of an emergency. He pointed out that emergency services do not have to be the main reason for the cost. If needed, they will be glad they have it. Reference was made to the Battle Creek Fire where the facility was ready to go. Luckily, very few needed it. Administrator Zollinger indicated that she removed the basketball gym from the bid so that it includes the weight rooms, fitness rooms, and any closed-door spaces. She acknowledged that it did not make sense to spend \$80,000 on the basketball courts since the PA system will likely not work to the extent originally thought.

Administrator Darrington suggested that the matter be brought back to the City Council once the cost of the electrical work is known. If the information is not available in time for the Final Budget, a budget adjustment can be made when needed.

Administrator Darrington referenced page 24 of the Tentative Budget which lists capital projects. A few items were still that staff was working on. The first was the Recreation Center roof. \$198,000 was available in the event their insurance does not cover the cost. It was noted that a claim had been filed.

The retaining wall was next addressed and was to be paid for with CARE funds. It is to be located at the bottom of the Manila Creek walking path. City Engineer, Neal Winterton stated that Capital Projects Engineer Britton Tveten, devised a way to complete the project at half the price. He explained that there is a structural way to do it and provide the same support without requiring additional concrete work. The estimate included in the budget was \$200,000. The \$100,000 saved would go back into the CARE Tax Fund Balance.

Utility rates were next addressed as found on the last page of the Tentative Budget. They remained the same as the last time they were presented. Originally, the cost was just under \$10 per month on average. A minor change was made to the sewer rate, which impacts the amount of money coming to the City. They also had a separate renegotiation with the garbage provider who had a higher increase originally. The sewer figure at \$3.90 represents nearly half of the increase that is specific to the Timpanogos Special Service District ("TSSD"). Administrator Darrington reported that the last time staff presented they did not include the Transportation Utility Fee, which has since been included. No increase was recommended.

Administrator Darrington reported that the City contracts with Jana King who performs janitorial services for the police side of the City's Public Safety Building. A breakdown was provided for their projected costs. The initial bid was for more than \$1 million per year. Staff reviewed the costs in detail and found that most of the changes involved caring for outdoor facilities. He noted that pavilions and park space are maintained by the City's custodial staff. That number on the bid was reduced accordingly. If the City were to contract with Ms. King the cost would be \$645,000 per year. The current custodial budget is just under \$500,000.

Administrator Darrington commented on control issues such as an instance where someone doesn't show up. Currently, the City has backup personnel who can be called. Staff recommended they stay with the City's in-house custodial arrangement based on the cost and the City's ability to manage the situation.

Administrator Darrington indicated that the intent is to adopt the Tentative Budget tonight. He noted that employee evaluations are underway and will take place in May. A portion of the personnel increases include Cost-of-Living Adjustments ("COLA") and merit increases. His understanding was that more discussion was needed on audio improvements at the Rec Center. They also need to wait to hear about the potential insurance coverage for the roof.

In response to a question raised concerning the custodian services, Administrator Darrington explained that the City Building alone is in both the estimate received and the Tentative Budget. He pointed out that the City will be charged \$30 per hour if we use an outside contractor. The City's part-time employees are being paid \$16 to \$18 per hour, which accounts for much of the cost discrepancy.

**c. Staff Business.**

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

- A Star Wars night took place the previous evening and was very well attended with around 250 participants. The children who participated made lightsabers and intergalactic terrariums. Darth Vader and other characters were there.
- Most of the current programming has been paused while the Library staff prepares for Summer Reading.

Parks Director, Deon Giles reported on the following:

- While he was grateful for the rain, it made work more difficult since games were canceled due to conditions.
- Comments have been received by staff on the Cook Family Park. Several have thanked them for this amazing park. One woman has struggled to get her children outside and away from screens and they are now spending time at the park playing. Director Giles expressed worry about the Skate Park but has been pleasantly surprised by seeing older skaters teaching younger ones to skate. The users have been very polite. He was pleased to see changes to the personal lives of people as a result of the park. He expected to see more people benefit from the park as it gets closer to completion. He considered it a great asset for the City.
- Mayor Fugal asked if there were still issues with dogs in the park. Director Giles stated that it has improved but noted that service dogs are allowed. With regard to the sod, it was suggested that organized sports be put on hold until the fall.

Recreation Director, Megan Zollinger reported on the following:

- Work was underway on the pool to get the outdoor area set up because the chlorine tanks were being moved outside from the pump room. Park repairs were also taking place. She noted that concrete was supposed to be poured the following Thursday and Friday.
- A Grand Opening was scheduled for Memorial Day from 5:00 PM to 8:00 PM. It will be Free Swim Day so heavy participation was anticipated. Events will include a cardboard regatta, a belly flop contest, and relay races. There will also be a DJ and food truck. The intent is to open on Thursday, May 22 at 1:30 PM.
- The Memorial Day event will take place at the Cemetery with the potential for a flyover.
- A Very Berry Festival, an event for children with disabilities, was planned as part of Strawberry Days.
- Spring sports are underway and include baseball, softball, and t-ball.

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

- The pool was to be filled the end of the week and then tested. It was noted that a County inspection was scheduled for the following week. The concrete will be poured as well. The themed bucket is on site currently and looks great.
- The Cook Family Park is on schedule and the Splash Pad has been poured. The mechanical work will take a few more weeks to complete. A County inspection was expected to take place in the next few weeks. With the closure, the large pavilion is being erected. The previous day, the main pieces were up with the hope being to get the roof on and the main structure erected by the end of the week. It was noted that the pool parking was expected to be poured by the end of the week. It was delayed because of the rain.
- 1100 North was paved the previous day and was expected to be open in the next few days. Several other projects were underway. Staff was commended for their efforts. With regard to road projects, staff has done a lot of patching ahead of the chip and micro seal roadway project, which will result in a smoother road.
- It was noted that City Clean Up Days have resulted in large amounts of trash being collected. Staff continued to clean up work as a result.
- The Pressurized Irrigation ("PI") startup went well and staff continued to receive calls and respond as needed.
- A question was raised about the wall around Public Works at the Cook Family Park and when it will go from east to west toward the Cemetery. Director Giles reported that the footings are in and construction is halfway complete.

Police Chief, Keldon Brown, reported on the following:

- The previous week was difficult with a funeral scheduled on Thursday for the young boy that was killed. He pointed out that the plate reader system was the key to solving the case. It identified the truck, which kick-started the investigation and brought it to a successful conclusion. The City's officers are dealing with the situation. A peer support group is coming in on Monday where there will be further discussion.
- Earlier in the day the department did some firearms training in the rain. He commended his officers for their efforts. The Mayor expressed support to the Chief, the officers, and

staff. Chief Brown reported that a letter was received from Administrator Darrington and they appreciate the support.

Fire Chief, Drew Engemann, reported on the following:

- He acknowledged that this has been a difficult time but they are getting through it. He commended the department for its tenacity.
- The Recruit Camp is nearly done with officers graduating on Thursday. A ceremony was planned for Thursday evening for the graduates.
- One officer participated in Hell Week and did well. Chief Engemann reported that they have never had an officer fail. The female officer has expressed a desire to be on the SWAT Team. A letter was received from Deputy Chief Lieutenant Cowden and Sergeant King from the Sheriff's' Department thanking the City for their support during Hell Week. He suspected that she will be part of the Paramedic SWAT Team in the near future.
- Wildland will get underway with a few classes taking place the previous week. The hope was to get the brush truck shipped out soon.

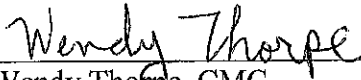
Community Development Director, Daniel Cardenas, reported on the following:

- The plywood mural on Main Street has been removed. Construction was underway. It was noted that it needs to be finished by July 1.
- New restaurants coming in were identified and included First Watch on Pleasant Grove Boulevard. Another will be located next to Panera.
- The Mayor stressed the importance of the sidewalk on Main Street being completed in time for Strawberry Days. Director Cardenas agreed to report back at the next meeting.

### **ADJOURNMENT**

**MOTION:** At 5:34 PM Council Member Rogers moved to ADJOURN the Work Session. Council Member Jensen seconded the motion. The motion carried unanimously with Council Members Rogers, Jensen, LeMone, and Williams voting "Yes".

The City Council Work Session Minutes of May 6, 2025, were approved by the City Council on May 20, 2025.

  
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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, May 6, 2025  
6:00 PM**

Mayor: Guy L. Fugal

Council Members: Eric Jensen  
Cyd LeMone  
Steve Rogers  
Todd Williams

Staff Present: Scott Darrington, City Administrator  
Deon Giles, Parks Director  
Denise Roy, Finance Director  
Wendy Thorpe, City Recorder  
Tina Petersen, City Attorney  
Drew Engemann, Fire Chief  
Sheri Britsch, Library and Arts Director  
Neal Winterton, Public Works Director  
David Packard, Human Resources Director  
Keldon Brown, Police Chief

Excused: Dianna Andersen, City Council Member

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

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**6:00 PM REGULAR CITY COUNCIL MEETING**

**1) CALL TO ORDER**

Mayor Guy Fugal called the meeting to order at 6:00 PM and welcomed those present.

**2) PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Council Member Jensen.

**3) OPENING REMARKS**

The Opening Remarks were offered by Council Member Rogers.

**4) APPROVAL OF MEETING AGENDA**

**ACTION:** Council Member Jensen moved to APPROVE the meeting agenda. Council Member LeMone seconded the motion. The motion carried unanimously with Council Members Jensen, Rogers, LeMone, and Williams voting “Yes”.

**5) OPEN SESSION**

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

**6) CONSENT ITEMS**

- A. City Council Minutes:  
City Council Minutes for February 7, 2025.**
- B. To Consider for Approval Payment No. 8 to Acme Construction, Inc. for the Pleasant Grove Storm Drain Outfall Project.**
- C. To Consider for Approval Payment No. 5 to FX Construction for the American Fork River Diversion Reconstruction Project.**
- D. To Consider for Approval Payment No. 6 to S&L Inc. for the Pleasant Grove Swimming Pool Deck Project.**
- E. To Consider for Approval Payment No. 3 to Lyndon Jones Construction, Inc., for the Mill Ditch Project.**
- F. To Consider for approval Change Order No. 5 for Acme Construction, Inc., for the Storm Drain Outfall Project.**
- G. To Consider for Approval Change Order No. 3 for Acme Construction, Inc., for the Storm Drain Outfall Project.**
- H. To Consider for Approval Payment No. 16 to Big-D Construction for the Cook Family Park Project.**
- I. To Consider for Approval Payment No. 14 to HydroVac Excavation for the Pressurized Irrigation Meters Installation Project.**
- J. To Consider Approval of Payment Reports for after May 1, 2025.**

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

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

- A. None.**

**8) PRESENTATIONS**

- A. None.**



9) **PUBLIC HEARING ITEMS**

- A. **Public Hearing to Consider an Ordinance (2025-007) Amending Section 10-19-2: Sign Definitions and Adopting Section 10-19-9-5 to Consider a New Type of Sign Called "Project Identification Signs". These Signs are Intended to be Large Monument-Type Identifying Signs on Commercial Developments that Advertise the Development as a Whole Instead of Individual Businesses. Applicant: St. John Properties. Presenter: Director Cardenas.**

Community Development Director, Daniel Cardenas presented the Staff Report and stated that the applicant, St. John Properties, is proposing a new type of sign known as a Project Identification Sign. This type of sign does not currently exist in the City. The intent was to protect the City with regard to future development. He provided an example of the proposed monument sign in another State with landscaping around it. Director Cardenas stated that Project Identification Signs are larger than monument signs that exist in the City. He tried to find similar signs in the State of Utah, renderings of which were provided. In some cases, the proposed Project Identification Signs contain the name of the project and the developer. Other examples were provided. It was decided in consultation with the applicant that Property Identification Signs have two elements and include the name of the project and the primary developer.

The applicant presented staff with what they are proposing, which consists of a monument-type sign. The maximum size to be allowed will be 12 feet in height or around 200 square feet. The proposed location was identified. Staff worked with the applicant and came up with specifications for Project Identification Signs. For example, they will only be appropriate in a Unified Commercial Development. Some time ago, the City Council and Planning Commission worked on the Valley Grove commercial development. The proposed sign would only apply to commercial projects in the City and not to residential. The commercial projects must be master planned and at least 20 acres in size. Staff worked on specifications with respect to location and the signs must be approved by the City Engineer. Limitations were placed on height and Project Identification Signs will be limited to one per unified commercial development. Director Cardenas stated that these types of signs are limited to commercial signs and noted that the other side of this development will be residential. The proposed sign will be very large. The mass was considered adequate for 20 acres.

Council Member Rogers did not want the appearance of a big cement block. He asked what design protections would be in place. Director Cardenas explained that it is complicated to come up with specific designs because the applicants already have a sign in mind. It is not feasible for the City to decide on the design because the Code does not address that. Council Member LeMone was concerned about the view and stated that if the intent is to go beyond what is normally approved for signage, they do not want the majority to be concrete or for the appearance to be off-putting. She stressed the importance of the look of the sign since it will be located at an entrance point into the City. It was noted that any developer will have to conform to the design standards of the Downtown or Grove Zones. Director Cardenas stated that currently there are no design standards in place for these types of signs.

Council Member Rogers commented that the signs will be on major roads so he would want input on the design. He was concerned about the potential for a cheap, unsightly sign to be built. Director Cardenas urged the Council Members to keep in mind that only one sign is allowed per Unified Commercial Development. In reality, the total number of Unified Commercial Developments in the City is probably a maximum of two because each needs to be at least 20 acres in size and master planned. Council Member Williams wanted assurance that it is not intended to advertise. He had no concerns with what was proposed.

Mayor Fugal opened the public hearing.

The applicant, Marty Beaumont, stated that they are excited to bring more placemaking to Valley Grove. There are other large signs in the City including a freeway sign and some pylon signs. The location of the proposed sign will be on Pleasant Grove Boulevard. There is currently no sign there that would allow them to do what is proposed. They applied for 20 feet but 12 feet is sufficient for their needs. They have a Unified Commercial Development Area on the commercial side of Valley Grove Phase 6. The residential side is not part of the Unified Commercial Development. There are very specific allowed locations for Project Identification Sign. Mr. Beaumont was not aware of any other 20-acre parcels that could be developed. He noted that they own 40 acres on the opposite side of the road that could potentially be considered a Unified Commercial Development Area. Due to how the Code was written, it is separated by public streets. Their Valley Grove offices are in that area and would be another potential location. Mr. Beaumont reported that when 2000 West becomes a major corridor and the interchange and frontage road system go in, there could perhaps be some consideration for another "Welcome to Valley Grove" type sign on the commercial side. They intend to do something off of Pleasant Grove Boulevard. Two buildings are opening in July and they would like to finish off the corner and what is proposed will tie in and finish off that corner.

Mr. Beaumont explained that a planter is proposed in front of the sign. With regard to size, they modeled it to ensure that someone traveling westbound on Pleasant Grove Boulevard could still see it from across the road. They raised it up to improve visibility. A raised planter bed will be in front of the sign with the Valley Grove name above it. He noted that it is a very expensive sign so they will not construct a concrete sign with a name on it. It will be attractive and welcoming. The intent is to build value in the area as part of Phase 6.

In response to a question raised by Council Member Jensen, Mr. Beaumont reported that three more buildings are expected to come next month right next to the office he is in and potentially another on the corner that is being finalized. The rest of the development is moving along with others in the works.

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

**ACTION:** Council Member Jensen moved to APPROVE Ordinance 2025-007 Amending Section 10-19-2 – Sign Definition Adopting Section 10-19-9-5 to consider a new type of sign called Project Identification Signs. These signs are intended to be large, monument-type identifying signs on commercial developments that advertise the development as a whole instead of individual

businesses. Council Member Williams seconded the motion. The motion carried unanimously with Council Members Rogers, Jensen, LeMone, and Williams voting “Yes”.

10) **ACTION ITEMS READY FOR VOTE**

- A. **To Consider for Adoption a Resolution (2025-015) Authorizing the Mayor to Sign a Land Sales Agreement with RW Devcor, LLC/Pete Rossi for 0.08 Acres of Property located at approximately 733 South 2000 West, Pleasant Grove, Utah. Presenter: Daniel Cardenas. (This item was continued from the April 22, 2025, City Council Meeting) Presenter: Attorney Petersen.**

City Attorney, Tina Petersen, reported that the above matter was continued from the last City Council Meeting. There was some confusion about the property the City is selling with the thought that it included a public road. Based on how the parking is shown on the Site Plan, it looked like residents or customers would have to park on a public road and cross to get to the business. Staff has since clarified that. That road is not public and was vacated several years earlier when North County Boulevard was completed and the area began to develop. It is not a public road and will be a private drive. An updated image was presented.

Director Cardenas displayed a visual and stated that the roads shown in red are public streets. He confirmed that the road is not a public street and is a drive aisle. In 2020, the plat was vacated as part of the Wagner Subdivision.

Attorney Petersen reported that Pete Rossi and Devcor Development are purchasing 3,428 square feet at a cost of \$17.21 per square foot. The total price is \$59,000. She reported that a typo was also corrected in the agreement. Section E was added to Other Terms of Sale specifying that closing is contingent upon Final Site Plan Approval of the project by the City to address any outstanding concerns.

**ACTION:** Council Member Williams moved to ADOPT Resolution 2025-15 Authorizing the Mayor to Sign a Land Sales Agreement with RW Devcor, LLC and Pete Rossi for .08 acres of property located at approximately 733 South 2000 West. Council Member Rogers seconded the motion. The motion carried unanimously with Council Members Rogers, Jensen, LeMone, and Williams voting “Yes”.

- B. **To Consider for Adoption a Resolution (2025-016) of the Governing Body of Pleasant Grove City Authorizing the Mayor to Sign the Fifth Amendment to the Solid Waste and Recycling Collection Agreement with Allied Waste Services for the Purpose of Extending the Term of the Service Contract and Providing for an Effective Date. Presenter: Attorney Petersen.**

Administrator Darrington reported that after looking at the City’s utility rates this year specific to solid waste, it was brought to his attention that the contract was coming due. At that time, staff began working on the extension and the rates. Republic Services provided the initial rates at which time staff discussed the matter with them to see if they could bring the rates down, which they did. He recommended that the City extend the agreement for five years with Republic Services. The

City has done business with them for a long time and they have done quality work in the community. There are issues from time to time, but Administrator Darrington felt that they provide good service. Mark Sherwood from Republic Services was present to answer questions.

**ACTION:** Council Member Williams moved to APPROVE Resolution 2025-16 of the governing body of Pleasant Grove City, authorizing the Mayor to sign a 5th Amendment to the Solid Waste and Recycling Collection Agreement with Allied Waste Services for the purpose of extending the term of service contract and providing for an effective date. Member Jensen seconded the motion. The motion carried unanimously with Council Members Rogers, Jensen, LeMone, and Williams voting "Yes".

**C. To Consider for Adoption a Resolution (2025-017) Indicating the Intent of the City Council of Pleasant Grove, Utah, to Adjust the Common Boundary with the City of Cedar Hills, Utah; Authorizing a Public Gearing Thereon and Providing for Notice of Said Hearing. Applicants Dan and Karen Stuart, property located at 4611 North 900 West and including properties located on Wedgewood Drive, and Scott and Alison Glenn property located at 9894 North 4100 West, Pleasant Grove, Utah. Presenter: City Administrator Darrington.**

Attorney Petersen presented a visual of the properties involved in the proposed boundary adjustment. She reported that the City's northern boundary is irregular with the City of Cedar Hills. Karen and Dan Stuart reside at 4611 North 900 West and currently have a septic system that is failing. They have approached the City of Cedar Hills about connecting to their sewer system. For them to do so, a boundary adjustment into Cedar Hills is necessary. The law disfavors creating islands or leaving islands in boundary adjustments and annexations so if the property becomes part of Cedar Hills, other properties in Pleasant Grove would create an island in the middle of Cedar Hills. Even though the property owners have not specifically requested a boundary adjustment, there is a proposal to do so along with the Stuarts. State Code Title 10, Section 2 provides the process for municipalities to make mutual boundary adjustments. The proposed resolution declares the City's intent to adjust the boundary and move the properties identified into Cedar Hills. The statute sets notice provisions, which will be done for the public hearing that is set for July 15. Notice has been sent to each of the property owners.

Administrator Darrington reported that staff has met and communicated with most of the residents about what is proposed. Attorney Petersen reported that the property owners have a 60-day protest period. The statutory requirements are 25% of the land area and 15% of the land value of the proposed area. If either is met, the boundary adjustment cannot proceed. This is the first step in declaring the City's intent to make the proposed boundary adjustments.

Administrator Darrington reported that this action began with Cedar Hills since they want someone to be a resident in order to connect to their sewer system. Staff is not pushing the issue either way. If two residents protest, the boundary adjustment cannot take place. He did not want the matter to become a political firestorm and stressed that if people want to remain in Pleasant Grove there is a way for them to do so.

Attorney Petersen commented that one property owner has indicated that they will likely protest. She explained that after the public hearing, the Council has the opportunity to adopt an ordinance adjusting the boundaries or not. The final decision will be whether to approve the proposed ordinance after the public hearing. It was reported that the parcels on Wedgewood are connected to Pleasant Grove City's sewer system and are receiving Pleasant Grove City Municipal Services. It was noted that Pleasant Grove City does not offer Pressurized Irrigation ("PI") in that area but Cedar Hills City does. If the boundary adjustment is made, Cedar Hills will be responsible for providing all municipal services. With regard to cost, Cedar Hills has indicated that they will not agree to the boundary adjustment unless Pleasant Grove City compensates them for the condition of Wedgewood Road, which is not in good condition. Pleasant Grove would need to contribute toward maintenance of that road. Mayor Fugal stated that the work would have to be done regardless.

The intent was not for the property owners to feel like the City was pushing them out. If the annexation is something they want, the City will help facilitate it. Administrator Darrington recalled that five or 10 residents attended the meeting that was held. There are three or four property owners that staff has not heard from despite having mailed notice. It was made clear in the meeting that the property owners can decide. The Stuarts are in a difficult position if their septic system fails and they don't have access to sewer. It was noted that there are other options but they are very costly and are not optimal. Mayor Fugal stated that it stems from an age-old issue.

It was noted that one parcel is owned by Pleasant Grove City where the City has a well. Administrator Darrington explained that the old Manila Water System was a separate system from Pleasant Grove and Cedar Hills. Around 14 years ago, the Manila Water system was dissolved and absorbed part of it into Pleasant Grove and part into Cedar Hills. If that boundary adjusted into Cedar Hills, it would still be owned by Pleasant Grove City but would not be in Pleasant Grove City limits.

In response to a question raised, Director Winterton stated that he had no concerns with what was proposed. He supported it because there is a dead-end water line that Cedar Hills could connect to and create a loop line.

**ACTION:** Council Member LeMone moved to APPROVE Resolution 2025-017 indicating the intent of the City Council of Pleasant Grove to adjust the common boundary with the City of Cedar Hills and authorize a public hearing thereon providing for notice of said hearing. Council Member Rogers seconded the motion. The motion carried unanimously with Council Members Rogers, Jensen, LeMone, and Williams voting "Yes".

**D. To Consider a Resolution (2025-018) Adopting a Tentative Budget for the Fiscal Year Beginning July 1, 2025, and Ending June 30, 2026, and Provide for an Effective Date. Presenter: Director Roy.**

Finance Director, Denise Roy, reported that the Tentative Budget was reviewed previously.

**ACTION:** Council Member Williams moved to ADOPT the Tentative Budget for Fiscal Year beginning July 1, 2025, and ending June 30, 2026, and providing for an effective date. Council Member Jensen seconded the motion. The motion carried unanimously with Council Members Rogers, Jensen, LeMone, and Williams voting “Yes”.

## **11) ITEMS FOR DISCUSSION**

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

Administrator Darrington reported on the following:

- There will be some budget follow-up during the Work Session.
- Staff was working on a consortium with other libraries and they need to finish up the legal side of it. The matter was expected to be on the next City Council agenda.

Council Member Jensen reported on the following:

- The Chamber Golf Tournament and was awaiting the names of those on Council Member LeMone’s team.

Human Resources Director, David Packard reported on the following:

- The performance evaluation and benefit open enrollment season is approaching with meetings scheduled for the following week. He noted that benefit enrollment needs to be completed before Memorial Day. All employees will be issued new insurance cards, which should be received before July 1.

Administrator Darrington reported on the following:

- The pool is set to open on Thursday, May 22. The work is on pace but a County inspection is required. The Re-Grand Opening is scheduled from 5:00 PM to 8:00 PM on Memorial Day.
- Staff has not yet unveiled the new pool play structure. The City’s Publication Relations staff are working on that but because the reveal does not necessarily coincide with the pool open date, it will likely be done on social media in the form of a video of some sort. Those wishing to be involved were invited to reach out to staff. The unveiling was expected to take place on May 19, 20, or 21<sup>st</sup>. Filming will depend on scheduling.
- The Memorial Day Program is to take place at 9:00 a.m. Appointments were set for both the Memorial Day Program and the Re-Grand Opening.
- The Grand Opening/Ribbon Cutting for the Cook Family Park is scheduled for June 7. Staff is working with the Cook Family to plan the event. They are expecting 2,000 people to be in attendance. The ceremony is scheduled for 10:00 AM. Seating will be available for the Council Members. The program will be relatively short. He will begin by recognizing the contractors and others who worked on the project. The Cooks and the Mayor will also comment. It will take place near the futsal courts. They will then walk to the splash pad and perform the ribbon cutting. There will also be four exhibitions one-half

hour apart. At 11:00 AM there will be an exhibition at the Stake Park featuring pro skaters who will do tricks. Next on the pump track will be the high school biking team who will do some maneuvers. 30 minutes later at the futsal courts will be representatives from U.S. Soccer who will run some exhibitions. 30 minutes later at the basketball court will be the dunk team and Cosmo who will do an exhibition. A passport for children has been created allowing them to visit the different facilities. A member of staff will be present punching their passports, which will be a take-home souvenir. There are a total of seven stamps. The intent is to make this an event. There will be photo booths, food trucks, and a DJ. Most of the festivities will be over by 2:00 PM. The intent is to close the event with a Drone Show at the park that night. The cost is expected to be around \$20,000. There are CARE funds that can be used for that purpose. He asked for feedback from the Council about that. The Drone Show would be the last event of the day and start around 10:00 PM at the park. Administrator Darrington acknowledged that there will be a cost involved but stated that this will be a legacy park and they would like to create a memory for people. He stated that it will be a wonderful but busy day as it will attract thousands of people. Parking will be an issue. Staff was currently working on the Traffic Plan. Council Member Williams asked how the event will be captured for future generations. Administrator Darrington stated that there would be drone footage, videos, and photos. There will also be photo booths available where photos can be tagged and posted on social media. Staff is also working with Good Day Utah to promote the event. Council Member LeMone suggested the possibility of utilizing the services of professional videographers. Administrator Darrington stated that another thought was to have participants send photos to the City for a photo mosaic to be put in the park. He liked the idea of using a professional photographer to get photos for the archives and future social media posts.

Crowd control issues were discussed. Administrator Darrington's concern was getting people safely across the street because the parking lot would be full. He expected people to park on surface streets and by the cemetery. He noted that during the summer, the splash pad will be a huge draw. Sports games on the fields will not coincide with times the splash pad will be open. Overall, the parking situation seemed to be satisfactory with the exception of this event. The details of the logistics were to be discussed as the event draws near.

- 12) **REVIEW AND DISCUSSION OF THE MAY 20, 2025, CITY COUNCIL MEETING AGENDA**
- 13) **MAYOR AND COUNCIL BUSINESS**
- 14) **SIGNING OF PLATS**
- 15) **REVIEW CALENDAR**
- 16) **ADJOURN**

**ACTION:** At 7:05 PM Council Member Jensen moved to ADJOURN. Council Member Williams seconded the motion. The motion carried unanimously with Council Members Rogers, Jensen, LeMone, and Williams voting “Yes”.

### **LOCAL BUILDING AUTHORITY (“LBA”) MEETING CALLED TO ORDER**

Mayor Fugal called the meeting to order at 7:05 PM.

- 1) **CONSIDER ADOPTION OF RESOLUTION 2025-01-LBA ADOPTING THE LOCAL BUILDING AUTHORITY TENTATIVE BUDGET FOR FISCAL YEAR 2025-2026.**

Director Roy reported that the LBA Fund will receive monies from the Ruth Theater lease proceeds to pay the 2022 ALBA bond. The intent is to pay that principal and interest in 2026.

**ACTION:** Board Member Jensen moved to ADOPT Resolution 2025-01-LBA adopting the Local Building Authority (“LBA”) Tentative Budget for fiscal year 2025/2026. Board Member Williams seconded the motion. The motion carried unanimously with Board Members Rogers, Jensen, LeMone, and Williams voting “Yes”.

- 2) **APPROVE THE JUNE 24, 2024, LBA MEETING MINUTES.**

**ACTION:** Board Member Jensen moved to APPROVE the June 24, 2024, LBA Meeting Minutes. Board Member Rogers seconded the motion. The motion carried unanimously with Board Members Rogers, Jensen, LeMone, and Williams voting “Yes”.

- 3) **ADJOURNMENT**

**ACTION:** at 7:08 PM. Board Member Jensen moved to ADJOURN the LBA Meeting. Board Member LeMone seconded the motion. The motion carried unanimously with Board Members Rogers, Jensen, LeMone, and Williams voting “Yes”.

### **REDEVELOPMENT AGENCY (“RDA”) MEETING CALLED TO ORDER**

Mayor Fugal called the meeting to order at 7:08 PM.

- 1) **CONSIDER ADOPTION OF RESOLUTION 2025-01-RDA ADOPTING THE REDEVELOPMENT AGENCY (“RDA”) TENTATIVE BUDGET FOR FISCAL YEAR 2025-2026.**

Director Roy reported that Tax Increment revenues are collected for various projects in the City. There are agreements with the Gateway Project, Pro Tower, and 1300 West (doTERRA). She was working on the budget when she received the Tax Increment revenue from Utah County for the property tax so that she can pay it back out to the entities.



**ACTION:** Board Member LeMone moved to ADOPT Resolution 2025-01-RDA Adopting the Redevelopment Agency (“RDA”) Tentative Budget for fiscal year 2025/2026. Board Member Jensen seconded the motion. The motion carried unanimously with Board Members Rogers, Jensen, LeMone, and Williams voting “Yes”.

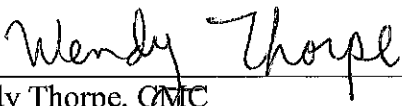
**2) APPROVE THE JUNE 24, 2024, RDA MEETING MINUTES.**

**ACTION:** Board Member Jensen moved to APPROVE the June 24, 2024, RDA Meeting Minutes. Board Member Williams seconded the motion. The motion carried unanimously with Board Members Rogers, Jensen, LeMone, and Williams voting “Yes”.

**3) ADJOURNMENT**

**ACTION:** at 7:10 PM Board Member Jensen moved to ADJOURN the RDA Meeting. Board Member Williams LeMone seconded the motion. The motion carried unanimously with Board Members Rogers, Jensen, LeMone, and Williams voting “Yes”.

The City Council minutes of May 6, 2025, were approved by the City Council on June 3, 2025.

  
\_\_\_\_\_  
Wendy Thorpe, CMC  
City Recorder  
(Exhibits are in the City Council Minutes binders in the Recorder's office.)

