

**Pleasant Grove City
City Council Meeting Minutes
Work Session
Tuesday, June 3, 2025
4:30 p.m.**

Mayor: Guy L. Fugal

Council Members: Dianna Andersen
Eric Jensen
Cyd LeMone
Steve Rogers (arrived at 4:50 p.m.)
Todd Williams

Staff Present: Scott Darrington, City Administrator
Deon Giles, Parks Director
Wendy Thorpe, City Recorder
Christina 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, Intern

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

4:30 P.M. WORK SESSION

Mayor Guy Fugal called the Work Session to order at 4:30 p.m. and welcomed those present.

Police Chief, Keldon Brown, introduced Trent College, who was promoted to the rank of Captain. He brings nearly two decades of experience from the Orem and Tooele departments. Chief Brown explained that Captain College might be present at some of the future City Council Meetings.

a. Introduction of Miss Pleasant Grove Royalty – Kym Wilson.

Kym Wilson thanked the City for being so supportive of Miss Pleasant Grove. She reported that there were 16 girls in the competition this year, which is an increase from previous years.

Approximately \$13,000 worth of scholarships and awards were given out. Miss Pleasant Grove Royalty was introduced to the City Council. Sadie Hull explained that she is Miss Pleasant Grove 2025. She has attended various events, including ribbon cuttings and the golf tournament. Ms. Hull shared information about her community service initiative, which is Autism Ability Awareness. Through that work, she has been able to spotlight children and adults with autism and teach people about their abilities. She has also been able to speak to children at local elementary schools. She loves this program and thanked the City Council for supporting the organization.

Danielle Simco stated that she is excited to be involved with Miss Pleasant Grove for a second year. Her community service initiative is called Lead With Light and it is about instilling leadership skills in individuals through service opportunities. Elia Hayes explained that this is her third year competing and her first time being part of royalty. Her community service initiative is called Weird Is Cool and it is about being your unique self. She is excited to be able to share this initiative with the community. Hope Letkis is the third attendant this year and she thanked the City Council for their support of the organization. Her community service initiative is Lights, Camera, Action, which spotlights women's advocacy through local business features. She has been able to film several business owners. Olivia Heder stated that this was her first year competing in the Miss Pleasant Grove competition and it has been a wonderful experience. She has made a lot of friends, made connections, and has grown as a person. Her community service initiative is Find Your Voice, which aims to help young people find practical tools and techniques for anxiety.

b. Risk Assessment Discussion.

Finance Director, Denise Roy, shared information about the Fraud Risk Assessment. She explained that the Fraud Risk Assessment is something that the State Auditor implemented approximately five years ago. There are questions that must be answered and the Finance Director and City Manager sign the document. It is then posted for transparency. When the auditors were here last year, there was a request that the assessment be brought to a City Council Meeting.

Director Roy reported that the points earned were 355 out of 395, which is considered a low-risk level for fraud. The Fraud Risk Assessment looks at a basic separation of duties, audits, and personnel policies. Pleasant Grove is constantly working to review different policies. There is also a fraud hotline listed on the website. The intention of bringing this matter to the City Council is so there is awareness that the Fraud Risk Assessment has been completed and will be shared.

c. Staff Business.

Chief Brown reported that the month of June will be busy for the Police Department. There are coordination efforts underway for the Cook Family Park opening to make sure there is staff ready to assist. There is a retirement on Thursday and there will be a reception held from 2:00 p.m. to 4:00 p.m. As a result of that retirement, there have been promotional interviews taking place. There is currently work being done on the traffic plans for the rodeo and State Street construction. Chief Brown shared information about Strawberry Days and the car show event. He also noted that the Murdock Trail is in need of some patrol due to the use of e-bikes in the area.

Mayor Fugal asked how many officers are still needed. Chief Brown reported that there are two currently in the academy and there is another opening after that. He believes a few more employees are contemplating retirement in the next two to six months, so there are some challenges facing the Police Department in terms of finding appropriate replacements for those employees.

Discussions were had about the canal. Chief Brown reported that there are not a lot of restrictions there as far as what is and is not allowed, so the focus is more on speed recommendations to make sure the e-bike speeds remain safe for all user groups. Draper and Park City have bicycle trails and some have tried to place restrictions on the bicycle types, but then rescinded it later. Council Member Cyd LeMone asked whether the striping has helped. Chief Brown was not certain but confirmed that there is a desire to work that area into the patrol efforts so safety is prioritized.

Human Resources Director, David Packard, thanked everyone for getting through the open enrollment. He reminded those present to look out for a hard copy of their insurance card for medical and dental. It was noted that performance evaluations will be taking place shortly.

Library and Arts Director, Sheri Britsch, distributed the summer reading logs for adults to the City Council and asked that a photograph be taken with them. She reported that summer reading starts this week, so decorating has been taking place and programs have been planned. There are a lot of adult participants, even though more children tend to participate in summer reading. Director Britsch informed those present that the concerts in the park have started off strong. There were 370 attendees for the orchestra performance, which featured 51 musicians. She expressed appreciation for being able to use the Recreation Center. There is a teen activity planned where attendees can watch Jaws while floating in the pool. Director Britsch noted that there are a lot of sponsors for summer reading and there have been banners and thank you messages posted. Rogers & Russell donated 200 coupons for Rockwell Ice Cream. The Chamber also donated to the program. Director Britsch thanked everyone who donated so summer reading will be successful.

Parks Director, Deon Giles, explained that work is being done for the Cook Family Park opening on Saturday and for the other June activities. Everything is going well and there are some new employees learning how to properly program a controller. Work is being done to procure some grants. He noted that those grants are not a year out, but would be fairly soon, so the hope is that those will be available in the next month or two so installation work can be done this summer.

Recreation Director, Megan Zollinger, explained that she has two one-minute videos to share with the City Council. Both of these videos will be on the City website and on the social media accounts. The first video was related to the pool opening and the second video was for Memorial Day. Director Zollinger loves the pool and thanked the City Council for what they made happen. She shared additional information about the videos and noted that there is a Bike The Hood video that will be released in the future. Mayor Fugal asked about the attendance for open swim. Director Zollinger reported that the capacity for the pool is 698 and there are generally about 400 at a time. On Memorial Day, there were a little over 4,000 people throughout the day. It has been going well and everyone is pleased with the numbers. There is also some new programming. There has not been a problem with sales or staffing at the pool and everything is running smoothly.

Public Works Director, Neal Winterton, reported that the road work is coming along nicely. There is still work to do with raising some of the utilities. The 600 West intersection was paved yesterday and the intention is to open that road by the end of the week. 500 East has been milled all the way and all of the utilities have been lowered so it is possible to pave. The Utah County Health Inspection for the splash pad just passed. All the fencing has been taken down around the splash pad and it looks excellent. The park is closed until Saturday morning and workers are finishing up the work there, as there is still grass that needs to be laid and tasks that need to be completed.

Mayor Fugal asked about 400 North and the half street down at the intersection on 600 West. Director Winteron reported that the 400 North road work will be finished. There is a new gas line that is going in and Comcast is finishing moving the poles on 400 North. Mayor Fugal understands that is an ongoing project but wondered about the intersection on 600 West which is a half street. Director Winterton explained that this is supposed to be paved before the opening. There is no desire to travel on unfinished surfaces on Saturday. Council Member Steve Rogers asked about the small side streets in the area without stop signs. Director Winterton stated that the work order was created previously and he believes that work has already been completed. Council Member Rogers asked for confirmation before the park opens to ensure safety in the area.

Community Development Director, Daniel Cardenas, reported that this is their busiest time. He explained that there needs to be a chapter in the General Plan that talks about water conservancy. A grant was received and will be used to pay for that addition. A firm is currently working on the water conservancy section. In addition, there is work being done on the Moderate Income Housing Report that needs to be done each year. Director Cardenas visited with Drew Armstrong about the sidewalk. He shared information about the footings, foundations, and framing on another property. The deadline for completion is July 1, 2025. During Strawberry Days, that will need to be fenced, but the sidewalk will be clear. He shared details about a civil issue where vehicles are being towed.

Fire Chief, Drew Engemann, reported that the Fire Department is fully staffed and there are no retirements foreseen in the near future. Some mitigation work was finished with the wildland team. Other than that, everyone is preparing for Strawberry Days and the breakfast event.

Director Roy reported that there are some projects underway, including the submittal of the Government Finance Officers Association (“GFOA”) adopted budget. There will also be work done with the Public Works Department and a consulting firm on a Utility Rate Study.

City Attorney, Christina Petersen, reported that Kyle Fox reached out to her this week about a Noise Exception Permit for the Follow the Flag activities. That will be on the next meeting agenda.

City Administrator, Scott Darrington, reported that this Thursday there will be a retirement celebration for Joshua Motsinger, who has worked with the City for 20 years. He sent an appointment to Council Member calendars for 2:00 p.m. to 4:00 p.m. Saturday, June 7, 2025, will be a significant day for the City. At 10:00 a.m. there will be a program that is about 30 minutes long and the Mayor will speak as well as the Cook Family. After that, the ribbon will be cut on the splash pad and it will be turned on publicly for the first time. At 11:00 a.m. there is a pump track demonstration and at 11:30 a.m. there is a futsal demonstration. At 12:00 p.m. the basketball court will see the BYU Dunk Team come and do a performance. The drone show will take place

that evening at 10:00 p.m. It is expected that thousands of people will come to the City. There will be crossing guards in the main areas for the presentation during the day and the drone show at night. For the drone show, there will likely be Police Officers out directing traffic as well.

Discussions were had about parking for the Cook Family Park event. Administrator Darrington explained that parking will likely be similar to when there are fireworks shows. People will park wherever there is availability. There are reserved parking spaces for the City Council on Saturday morning. He suggested that Council Members come in on 600 West to access those spots. Director Zollinger has already viewed the drone show and the storyboard has been received. According to her, that show is looking really good and there will be a strawberry in there. Administrator Darrington reported that there will be an ambulance on site for the day. He hopes there will not be any incidents, but it makes sense to have the ambulance there just in case it is needed.

June 11, 2025, is the kickoff meeting for the downtown area. There will be a meeting with business owners and property owners downtown. Council Member Todd Williams and Council Member Rogers are the two representatives of the City Council on that committee. Additional Council Members would trigger the open meeting requirements. A request for proposal (“RFP”) is being put together for a consultant and there is a desire to receive some feedback from the business owners and property owners before that is submitted. Appointments have been sent to Council Member Williams and Council Member Rogers so that meeting can be added to their calendars.

The next City Council Meeting will take place on June 24, 2025. Two weeks from today will be Strawberry Days, which is the reason the City Council will not be meeting at that time. During the June 24, 2025, City Council Meeting, the budget will be adopted. In addition, there will be the Noise Exception Permit for Follow the Flag that was mentioned earlier by Attorney Petersen.

Administrator Darrington reported that he will need to excuse himself from the City Council Meeting at 6:50 p.m. to attend a family event. It was noted that some of the agenda items will be reviewed during the remaining time in the Work Session. He asked Director Britsch to introduce her agenda item. Director Britsch shared information about the Timpanogos Library Consortium Memorandum of Understanding. The Memorandum of Understanding took a little while because of the discussions between the lawyers, but there is now an agreement prepared for consideration.

Director Winterton reported that on the City Council Meeting agenda, there is a Permit to Exceed Noise Restrictions that will be considered, but there is a small typo. He clarified that it is not 800 North but is 1800 North. In order to not have a significant detour on North County Boulevard for the waterline project, there is a desire to do some night work. Director Winterton explained that there will be some water disruption, but there will be appropriate notice provided. There will be a lane closure for 1800 North going westbound on the night that the work is done. Director Winterton next shared information about a small storm drain project, which will be for approximately \$125,000. There were bids that came in for the storm drain on 2800 North and it will be the same company used as the 1800 North work, which is Bar S Construction.

Director Winterton shared information about the events scheduled for Saturday. He reported that there are parking and seating areas reserved for Council Members. There is also special seating for the elderly who cannot stand for long periods of time. The plan is to have a Police Department

presence at different locations as well as an ambulance and information booths. In addition, there will be stamp locations and a passport book. There will be a DJ there and sound will be broadcast throughout the park. He noted that there is a map for internal use and logistics that will be circulated. The drone setup area was shared as well as where the drone show itself will take place.

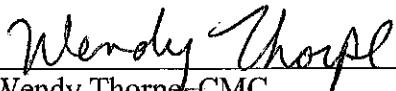
There are five stations for food trucks that have RV pedestals, so hopefully there will not need to be generators running. Administrator Darrington clarified that there is nothing that Council Members need to do at the drone show. Once the ribbon is cut at 10:30 a.m. there is nothing formal that the City Council needs to do, but it is possible for them to remain for the presentations. Staff will wear blue shirts to identify themselves so residents know who to speak to when there are questions. The location of the splash pad button was identified on a map.

Mayor Fugal asked whether there were burials scheduled for Saturday. Director Giles was not certain and offered to check. Mayor Fugal pointed out that if there are burials scheduled in that area, then there should be some outreach to the family. The availability of parking might be impacted. There will also be a lot of people in the park throughout the day. Director Winterton offered to share the finalized version of the map with the Council and Mayor. He reiterated that the map will not be published for residents and is only intended to be used for internal purposes.

ADJOURNMENT

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

The City Council Work Session Minutes of June 3, 2025, were approved by the City Council on June 24, 2025.



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, June 3, 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
Christina 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, Intern

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

6:00 P.M. REGULAR CITY COUNCIL MEETING

1) CALL TO ORDER

Mayor Guy Fugal called the Regular Meeting to order at 6:00 p.m. and welcomed those present.

2) PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Steve Rogers.

3) OPENING REMARKS

The Opening Remarks were offered by Council Member Todd Williams.

4) APPROVAL OF MEETING AGENDA

City Administrator, Scott Darrington, reported there are no changes proposed to the agenda.

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

5) OPEN SESSION

Mayor Fugal opened the Open Session.

Denise Trickler stated that she was present on behalf of the Historic Preservation Commission. On Wednesday, June 18, 2025, there will be the first walking tour of the summer. It will start at the Recreation Center. She invited the Council and all interested to attend the walking tour.

Kyle and Carrie Fox shared comments with the Council. As a lifetime Pleasant Grove resident, Mr. Fox wanted to thank the City Council, Mayor, and Staff for their service. He shared information about Follow the Flag and stated that he is appreciative of the City allowing that to continue. Ms. Fox provided information about what is planned for one Pleasant Grove resident. She referenced longtime resident, Mark Bezzant and the fact that the Bezzant orchards used to blanket much of Pleasant Grove. At a recent Sons of the Utah Pioneers dinner, the family of Mark Bezzant presented. She was blown away by the legacy that he will leave behind. It would be meaningful to rename the street where the family home still sits to Mark Bezzant Avenue. Sometimes, small acts like that can have a significant impact on the community. Mr. Fox reported that Mark Bezzant will be honored this year as well as men and women who have sacrificed everything. He wants to stress the importance of serving however it is possible to serve.

Administrator Darrington reported that there is a policy in place when it comes to requests like this. There have been similar requests made in the past. According to the code, a proposal needs to be submitted. There are certain criteria that must be met in order for a street name change to be considered. He has sent that information to the Fox family and can resend that information if necessary. Once the proposal has been submitted, it can be formally presented to the City Council.

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

6) CONSENT ITEMS

A. City Council Minutes:

City Council Minutes for the May 6, April 8, 2025, Meeting.

B. To Consider for Approval Payment No. 14 to Staker Parson Materials and Construction for the 2600 North Roadway Improvements Project.

- C. To Consider for Approval Change Order No. 7 for Acme Construction, Inc. for the Storm Drain Outfall Project.
- D. To Consider for Approval Payment No. 6 to FX Construction for the American Fork River Diversion Reconstruction Project.
- E. To Consider for Approval Change Order No. 3 for CEM Aquatics for the Veteran's Outdoor Pool Project.
- F. To Consider for Approval Payment No. 9 to Acme Construction, Inc., for the Storm Drain Outfall Project.
- G. To Consider for Approval Payment No. 9 to CEM Aquatics for the 2024 Pool Work Project.
- H. To Consider for Approval Payment No. 9 to Kilgore Contracting for the Nathaniel Drive Waterline & Roadway Improvement Project.
- I. To Consider for Approval Change Order No. 1 for Staker & Parson Companies dba Staker Parson Materials & Construction for the 500 East Reconstruction; 200 South to 1100 North Project.
- J. Payment Approval Reports for May 29, 2025.
- K. To Consider for Approval Payment No. 1 to Geneva Rock Products, Inc. for the 2025 Pavement Preservation Project.

Mayor Fugal reported that a lot of the Consent Items relate to different construction projects.

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

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

- A. To Consider for Approval the Appointments of Kirk Baxter, Laura Baxter, Emmie Coggins, and Jace Harmer as Arts Commission Members.

Chair of the Arts Commission, Brian Fogelberg, introduced himself to the City Council. He has loved being on the Commission and serving the residents of Pleasant Grove. There are several appointments that will be considered by the City Council, including Kirk Baxter, Laura Baxter, Emmie Coggins, and Jace Harmer. Ms. Coggins is present at the City Council Meeting and is an accomplished photographer. Mr. and Ms. Baxter have deep connections to the theater. They have been actors at PG Players and have connections with The Ruth and Nathan Hale Theater. Mr. Harmer has design talent and music talent that he will bring to the Arts Commission. Ms. Coggins took a moment to introduce herself to the Council. She has been a resident of Pleasant Grove for more than 20 years. She loves the arts and has been involved in the theater since her youth. She believes that art strengthens the sense of community and is excited to be on the Commission. Mayor Fugal commented that all of the appointees to the Arts Commission will be assets.

ACTION: Council Member Andersen moved to APPROVE the Appointments of Kirk Baxter, Laura Baxter, Emmie Coggins, and Jace Harmer as Arts Commission Members. Council Member

LeMone seconded the motion. The motion carried unanimously with Council Members Andersen, Jensen, LeMone, Rogers, and Williams voting "Yes".

8) PRESENTATIONS

A. None.

9) PUBLIC HEARING ITEMS

A. Public Hearing to Consider the Pleasant Grove City Final Budget for Fiscal Year 2025/2026. *Presenter: Director Roy.*

Finance Director, Denise Roy, presented the Final Budget for Fiscal Year 2025/2026. She highlighted some of the pages that have been changed during the budget process. At the last meeting, a decision was made to provide the Recreation Center with \$40,000 for some audio improvements. The budget document was changed to reflect that, which can be seen on Page 3 and Page 4. On Page 11, it changes the transfer from the General Fund out to the Capital Projects. The change is also reflected on Pages 23 and 24. Council Member Rogers asked if additional sales tax numbers have been received since the last budget discussion. This was denied. The numbers will likely be received in the next few days and can then be shared with the City Council.

Council Member Rogers noticed that the full amount for the Recreation Center roof is listed. There was a discussion about opening a claim with the insurance. City Attorney, Christine Petersen, reported that a claim was filed with the insurance company for the roof and an initial determination has been made. The bid was over \$100,000 and there was an award of approximately \$57,000. There is an opportunity to request a depreciation of over \$70,000. After the roof is fixed, it is possible to send in the receipts. The requirement is that the City notify them that the reimbursement will be sought for the depreciation. That has already been submitted and receipt of the letter was received. It is unknown whether the \$70,000 will be received until after the repairs are made and the receipts are submitted to the insurance company. Council Member Rogers asked if there is a way to enter into arbitration related to the value that has been assigned to the replacement or damage. Attorney Petersen explained that the number was based on an estimate that the City provided. The \$57,000 and the \$70,000 equals the bid amount that was submitted. Administrator Darrington noted that the City anticipates there will be full reimbursement received.

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

It was noted that there is no action associated with this item. The City Council will vote on the Final Budget for Fiscal Year 2025/2026 during the City Council Meeting on June 24, 2025.

B. Public Hearing to Consider a Resolution (2025-021) Adjusting and Amending the Actual and Anticipated Expenditures for Fiscal Year 2024/2025; and Providing for an Effective Date. *Presenter: Director Roy.*

Director Roy explained that the above item will amend the current budget. The proposed amendment is for the Fiscal Year 2024/2025 operational budget to reflect actual and anticipated

expenditures in the amount of \$150,000 in the General Fund for personnel and operating expenses from an appropriation from the General Fund Balance. Director Roy explained that this needs to be done before June 30, 2025, because it is not possible to change the budget after the close of the fiscal year. With the two retirements in the Police Department, that is a draw on the department budget. The City follows Generally Accepted Accounting Principles ("GAAP"). On business-type activities, such as utility funds, this expense is accrued, but in the General Fund, anything that is considered a governmental activity is not accrued for. There is an expense when people leave, which includes sick leave and vacation pay. Director Roy reported that there are operational expenses included in this amount as well, including some from the Fire Department. For example, brand new tires needed to be put onto one of the rigs and there were some mechanical needs on the fire truck. Having some budget authority in case additional items arise in the next few weeks is recommended. If that money is not needed, then it will remain in the Fund Balance.

Council Member Dianna Andersen asked whether the retirement-related costs are one-time costs or ongoing. Director Roy clarified that those are one-time costs. When an individual leaves, they will receive a percentage of their sick leave and vacation. Council Member Williams noted that \$150,000 is being appropriated for personnel and operating expenses. He wondered what the paper trail looks like for that. Director Roy explained that in the financial system if she needs those dollars, there is a budget module used. She makes the change within that budget module. As part of the audit and State compliance, she has to show the adopted budget and amended budget. That is seen in the Audit Report and in the budget documents. Each year, she reviews the different department budgets to see if a budget amendment is needed. Administrator Darrington explained that when the budget is set at the beginning of the year, there are certain items that are not known, such as whether an employee will leave or retire. If there is a circumstance like that, then the allocation will be requested once the amount is known. Director Roy reviews the line items in the budget and brings forward amendments as needed.

Council Member Rogers noted that the process makes sense, but what is in front of him is a Resolution. He does not have anything in writing that indicates the reasons for the request. For a public hearing item, it would be nice to have the underlying reasons outlined clearly. Administrator Darrington believes Council Member Rogers would like to see a breakdown in the future. Council Member Rogers agreed and pointed out that it would add more transparency.

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

ACTION: Council Member Jensen moved to APPROVE Resolution 2025-021 – Adjusting and Amending the Actual and Anticipated Expenditures for Fiscal Year 2024/2025 and Providing for an Effective Date. Council Member Williams seconded the motion. The motion carried unanimously with Council Members Andersen, Jensen, LeMone, Rogers, and Williams voting "Yes".

10) ACTION ITEMS READY FOR VOTE

A. To Consider for Adoption a Resolution (2025-022) of the Governing Body of Pleasant Grove City Authorizing the Mayor to Sign the Timpanogos Library Consortium Memorandum of Understanding Between American Fork, Highland, and Pleasant Grove City and Providing for an Effective Date. *Presenter: Director Britsch.*

Library and Arts Director, Sheri Britsch, reported that there was a discussion about this item during the Work Session. She explained that the Timpanogos Library Consortium is a group of three libraries: Pleasant Grove, Highland, and American Fork. There is a Memorandum of Understanding to join the collections of the three libraries so all three library patrons can have easy access to resources and have courier services deliver items to the individual libraries. It is possible to look at the library catalog, see a book that is technically owned by American Fork, place a hold on that item, and then pick it up at the Pleasant Grove Library. Council Member Cyd LeMone asked about programs. Director Britsch clarified that the programs are still individual, but library cards are not tracked when there is a program, so other residents can come to the Pleasant Grove library if desired. She shared information about the courier service and reported that it has been one day a week each for a total of three deliveries per week. However, this has been a successful venture, so starting next week, there will be a shift to two days per week for a total of six deliveries.

ACTION: Council Member Williams moved to APPROVE Resolution 2025-022 – The Governing Body of Pleasant Grove City Authorizing the Mayor to Sign the Timpanogos Library Consortium Memorandum of Understanding Between American Fork, Highland, and Pleasant Grove City and Providing for an Effective Date. Council Member Jensen seconded the motion. The motion carried unanimously with Council Members Andersen, Jensen, LeMone, Rogers, and Williams voting “Yes”.

B. Permit to Exceed Noise Restrictions for Bar S Construction for the Purpose of Constructing a Water Line Across 1800 North for a Time Period Not to Exceed Two Days Between the Dates of June 10, 2025, and July 31, 2025. *Presenter: Neal Winterton.*

Public Works Director, Neal Winterton, reported that the above item is a Permit to Exceed Noise Restrictions. This will allow the contractor to perform some necessary and critical water line work on 1800 North, which will avoid a detour and lane shut on North County Boulevard.

ACTION: Council Member LeMone moved to APPROVE the Permit to Exceed Noise Restrictions for Bar S Construction for the Purpose of Constructing a Water Line Across 1800 North for a Time Period Not to Exceed Two Days Between the Dates of June 10, 2025, and July 31, 2025. Council Member Jensen seconded the motion. The motion carried unanimously with Council Members Andersen, Jensen, LeMone, Rogers, and Williams voting “Yes”.

C. Notice of Award to Bar S Construction Company, LLC for the 2800 North Drainage Project. *Presenter: Neal Winterton.*

Director Winterton reported that the City received bids for a small storm drain project to connect the storm drain up to 2800 North and then go along 900 West. The lowest bid was Bar S Construction.

ACTION: Council Member Williams moved to AWARD the 2800 North Draining Project to Bar S Construction Company. Council Member Andersen seconded the motion. The motion carried unanimously with Council Members Andersen, Jensen, LeMone, Rogers, and Williams voting "Yes".

D. To Consider the Request of St. John Properties for a Four-Lot Preliminary Commercial Subdivision Plat, Called Valley Grove Business Park Plat 'R' on 5.185 Acres, Located at Approximately 1135 South Valley Grove Way in The Grove – Interchange Subdistrict. *Presenter: Director Cardenas.*

Community Development Director, Daniel Cardenas, explained that he will present Items 10D, 10E, 10F, and 10G at once, as all are from the same site. There is one Subdivision Plat and three Commercial Site Plans. Four different motions will need to be made, but the material can all be presented at one time. Director Cardenas shared a map of The Grove – Interchange Subdistrict and pointed out the area the applicant has proposed to subdivide. It is 5.185 acres and it is proposed to be subdivided into four different lots. It will become the Valley Grove Business Park Plat R. Every lot will be above 1 acre and there will be Lot 38, Lot 39, Lot 40, and Lot 41. There will be four different buildings, but right now, there are only three buildings proposed for the area.

There will be a building on Lot 41, Lot 40, and Lot 39. Lot 38 will be addressed in the future. The retail buildings will be called Retail P, Retail Q, and Retail R. For Lot 40 and Lot 39, there are two identical buildings proposed. Those will be restaurants because it is possible to see a drive-thru on both of them. Each building is just under 10,000 square feet. There will be a larger building located on Lot 41 at almost 19,000 square feet. Each lot has its own parking contained within the lot, but if all of the parking is added up for the three buildings, it would be nine parking stalls short. The applicant is proposing a Shared Parking Agreement since there is plenty of parking on the other side. There will be a total of 188 parking stalls. Director Cardenas shared the proposed landscaping. All code requirements are met for The Grove – Interchange Subdistrict.

This item was presented to the Design Review Board which forwarded a recommendation of approval. It then went to the Planning Commission who also forwarded a recommendation of approval for the four different items: the plat with four lots and the three commercial buildings. He reiterated that the proposal is for four lots, but one of them will not be occupied at this time. Director Cardenas reported that there was a unanimous recommendation of approval for the four items at the Planning Commission level. However, there was one motion made, so the vote needs to be redone. That is the reason the City Council needs to make four separate motions.

The developer, Marty Beaumont, explained that one of the buildings is almost twice as large as the other two buildings. This is because there is a slightly different occupant envisioned there. It

is still anticipated to be a retail building, but the intention is to have another type of tenant in that location. Mr. Beaumont reported that the hope is to start the work next month and have the buildings ready to occupy at the beginning of the year. There is a lot of interest and things are going well on the leasing side. That being said, the leasing information is still private at this time.

ACTION: Council Member Andersen moved to APPROVE the Request of St. John Properties for 4-Lot Preliminary Commercial Subdivision Plat, Called Valley Grove Business Park Plat R on 5.185 Acres, Located at Approximately 1135 South Valley Grove Way in The Grove – Interchange Subdistrict. Council Member Jensen seconded the motion. The motion carried unanimously with Council Members Andersen, Jensen, LeMone, Rogers, and Williams voting “Yes”.

E. To Consider the Request of St. John Properties for a Commercial Site Plan for a Retail Building (Building ‘P’), Located at Approximately 1165 South Valley Grove Way in The Grove – Interchange Subdistrict. *Presenter: Director Cardenas.*

Director Cardenas noted that this item has already been discussed and pointed out in Building P.

ACTION: Council Member Williams moved to APPROVE the Request of St. John Properties for a Commercial Site Plan for a Retail Building (Building ‘P’), Located at Approximately 1165 South Valley Grove Way in The Grove – Interchange Subdistrict. Council Member Rogers seconded the motion. The motion carried unanimously with Council Members Andersen, Jensen, LeMone, Rogers, and Williams voting “Yes”.

F. To Consider the Request of St. John Properties for a Commercial Site Plan for a Retail Building (Building ‘Q’), Located at Approximately 1077 South Mountain View Lane in The Grove – Interchange Subdistrict. *Presenter: Director Cardenas.*

Director Cardenas noted that this item has already been discussed and pointed out in Building Q.

ACTION: Council Member Jensen moved to APPROVE the Request of St. John Properties for a Commercial Site Plan for a Retail Building (Building ‘Q’), Located at Approximately 1077 South Mountain View Lane in The Grove – Interchange Subdistrict. Council Member Williams seconded the motion. The motion carried unanimously with Council Members Andersen, Jensen, LeMone, Rogers, and Williams voting “Yes”.

G. To Consider the Request of St. John Properties for a Commercial Site Plan for a Retail Building (Building ‘R’), located at approximately 1033 South Mountain View Lane in The Grove – Interchange Subdistrict. *Presenter: Director Cardenas.*

Director Cardenas noted that this item has already been discussed and pointed out Building R.

ACTION: Council Member Andersen moved to APPROVE the Request of St. John Properties for a Commercial Site Plan for a Retail Building (Building ‘R’), Located at Approximately 1033

South Mountain View Lane in The Grove – Interchange Subdistrict. Council Member Williams seconded the motion. The motion carried unanimously with Council Members Andersen, Jensen, LeMone, Rogers, and Williams voting “Yes”.

11) ITEMS FOR DISCUSSION

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

There were no additional discussions.

12) REVIEW AND DISCUSSION OF THE JUNE 24, 2025, CITY COUNCIL MEETING AGENDA.

There was no additional discussion about the June 24, 2025, City Council Meeting agenda.

13) MAYOR AND COUNCIL BUSINESS.

Council Member Eric Jensen reported that the Main Street Concert will take place on June 14, 2025. The concert starts at 7:30 p.m. Council Member Williams commented that this is the greatest month of the year. There is a lot to look forward to in Pleasant Grove. Council Member Rogers reported that there is a mural tour that will take place. Mayor Fugal discussed the Cook Family Park opening that is scheduled for Saturday. He thanked everyone for their efforts.

14) SIGNING OF PLATS.

15) REVIEW CALENDAR.

16) ADJOURN

ACTION: At 6:51 p.m. Council Member Jensen moved to ADJOURN. Council Member Williams seconded the motion. The motion carried unanimously with Council Members Andersen, Jensen, LeMone, Rogers, and Williams voting “Yes”.

The City Council Minutes of June 3, 2025, were approved by the City Council on June 24, 2025.



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

