

**Pleasant Grove City
City Council Meeting Minutes
Work Session
Tuesday, May 20, 2025
4:30 p.m.**

Mayor: Guy L. Fugal

Council Members: Dianna Andersen
Eric Jensen
Cyd LeMone
Steve Rogers (arrived at 4:39 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, Management 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 meeting to order at 4:30 p.m. and welcomed those present.

a. URPA Award Presentation.

Recreation Director, Megan Zollinger introduced Utah Recreation and Parks Association ("URPA") Executive Director, LeeAnn Powell, and Assistant Executive Director, McKell Christensen. Ms. Powell reported that the URPA has approximately 2,000 members throughout Utah. In 2015, 115 members were nominated for awards.

The 2025, Outstanding Professional in Parks, Facilities, and Maintenance Award was presented to Bill Candland, who has been with Pleasant Grove City for 18 years. Mr. Candland is the first person people call and is always there for the community. Photographs were taken with the City Council.

The 2025 Outstanding Adaptive Program Award was presented to the Pleasant Grove Recreation Department. Pleasant Grove's program is an example of the strategy of saying yes and then finding a way to make it happen.

The three pillars of parks and recreation are:

- Health and wellness: Providing programs to ensure that the community is as healthy as possible.
- Access to all: Ensuring that everyone feels welcome and wants to be a part of community programs.
- Environmental stewardship.

Ms. Powell reported that the award incorporates all three pillars. Director Zollinger identified a need in the community and then worked with other communities to make it happen. There is now a soccer program in American Fork, pickleball in Saratoga Springs, and programs in other cities because Director Zollinger said yes to a parent who was advocating for their child. The award was presented to Director Zollinger, and photographs were taken with the City Council.

Ms. Powell noted that Director Zollinger and her staff could not do the work they are doing without the Council's support and commitment to community programs.

Director Zollinger spoke about how much recreation means to the community, as well as Mr. Candland's invaluable contributions to the City. She was grateful that the parent reached out to help make the adaptive program happen, and the parent is now part of the new parent advisory group. Many people in Utah County are involved in making the adaptive programming happen, but it is the true essence of what they are trying to accomplish in Pleasant Grove. The Recreation Center is not just a gym or place to play games. They are trying to make a real impact in the worlds of fitness, aquatics, sports, and senior and adaptive programming. She thanked the City Council for their support.

b. Victim Advocate Report – Kimberly Schroepfel.

Victim Advocate, Kimberly Schroepfel, reported that she had spent more time in District Court in the last quarter than she has in the past 10 years, so more offenses are being sent to District Court than to Justice Court. She has also seen an increase in the nature of crimes involving domestic violence, sexual assault, and child abuse; they have been more violent. For example, there were fewer Department of Children and Family Services ("DCFS") cases, but more of them are being actively worked. In the last four months, she has also seen an increased number of reoccurring clients. Ms. Schroepfel provided statistical data for the following areas:

- Domestic violence: 145, down from 167 in the same period in 2024. However, the crimes were more violent.
- Sex offenses: 37, decreased from 44 in 2024.
- DCFS cases: 133, increased from 126 in 2024.
- Fraud: 76, decreased from 96 in 2024.
- Assaults: 47, increased from 37 in 2024. They have also been more violent.
- Stalking and harassment: 50, increased from 47 in 2024.
- Death investigations: The year-to-date total is 12 for both years. Ms. Schroepfel stated that it is an honor to assist residents on those calls, and she appreciates that she is entrusted with that duty.

Victim Services provided the following services so far in 2025:

- Service to 102 clients of reported crimes. They have served additional clients who did not report crimes.
- Information and resources were provided to 615 people.
- Personal advocacy and accompaniment services were provided to 35 individuals.
- Emotional support and safety services were provided to 426 people.
- Civil and criminal justice system assistance was provided to 607 individuals.
- Other services, including requesting protective orders, were provided to 60 people. Ms. Schroepfel reported that more protective orders were requested than were represented in that number.

Ms. Schroepfel reported that they are building the program to include more diversity and help the City's underserved populations, as it is important to gain access to language and other services without relying on other agencies. She then provided an update on relevant bills passed in the last legislative session. Child crimes were a major focus of the session, and Ms. Schroepfel is grateful that the legislature is strengthening those laws to focus on the mental and emotional toll of the crimes in addition to the physical ones.

SB-24 – Child Abuse and Torture Amendment, added the language “torture” to upgrade the crime from a Class B Misdemeanor to a Third-Degree Felony. It will now carry a minimum 10-year sentence. In response, Salt Lake City District Attorney, Sam Gill stated, “As a result of passage of Senate Bill 24, for the first time now in the state of Utah, we will also be able to define an injury based on emotional and psychological abuse that children undergo. And as a result of that passage of that bill, we'll be able to, for the first time, hold offenders accountable.”

HB-358 addresses online offenses against children. If an adult commits an offense against a virtual avatar, they will be held accountable. Depending on age, it can also be a Third-Degree Felony. Threatening to distribute images fabricated with the use of artificial intelligence or software is also now a crime.

The Salt Lake County District Attorney's Office created Camp Hope based on Dr. Chan Hellman's Hope Index, which helps build resiliency in children so they are not defined by the trauma they have experienced. They have made a three-year commitment to sending children to a summer

camp where they can learn how to deal with those memories while creating new, positive experiences. The goal is to end intergenerational trauma.

Other changes that came out of the legislative session include harsher sentences for domestic violence in the presence of a child, in cases of recidivism, and for crimes against incapacitated adults.

c. Recreation Center Audio Equipment Budget Discussion.

Director Zollinger presented an Instagram video of the City Council at the pool and reported that it passed inspection earlier that day. The soft opening was scheduled for Thursday, May 22 at 4:00 p.m. Administrator Darrington reported that the ribbon cutting would be held on Monday, May 26 at 5:00 p.m., followed by a party until 8:00 p.m. Council Member LeMone stated that there had been some confusion regarding event hours and asked that they be clarified on the website. Events and prizes were discussed.

Director Zollinger understood the Council does not believe a public address system was necessary for the Recreation Center, so that request was withdrawn. She instead proposed a budget of \$40,000 for two items that directly impact patrons and noted that the upgrades would positively impact the quality of programming and events:

- Updating the fitness rooms and equipment (\$30,000)
- Portable audio system (\$10,00)

The Council expressed support for the proposal.

d. Staff Business.

Police Chief, Keldon Brown reported on the following:

- The last two weeks have been very busy with standard calls. The trailheads at Grove Creek Canyon and Battle Creek are also attracting juvenile activity, including approximately 140 people the previous Friday for a “fight night” that was advertised on social media.
- Pleasant Grove High School Graduation will occur on May 21.
- Captain Britt Smith retired the previous week and a Retirement Party will be held for Lieutenant Joshua Motsinger on June 5 from 2:00 p.m. to 4:00 p.m.
- Two candidates were tested the previous day, and they hope to fill the open positions soon. The new hires will likely be academy graduates.

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

- The Literacy Center won the Best of Utah Valley award again. The Library came in second, as well as third for customer service.
- They are busy preparing for Summer Reading, and the board has been visiting businesses to request donations for prizes.

Parks Director, Deon Giles reported on the following:

- Mr. Candland has been busy at the pool. Landscaping and the driveway should be completed the following day.
- The Cemetery would be staffed for Memorial Day.
- They are working to determine how to staff Cook Family Park on holidays.

Recreation Director, Megan Zollinger reported on the following:

- She expressed her appreciation for everyone who worked on the pool project, especially Public Work Director, Neal Winterton; Engineer, Britton Tveton; and their team; the Parks Department; and Assistant Recreation Director, Shawn Whitaker. Mayor Fugal stated that he toured the pool the previous Wednesday and there was still a lot to do, but he was pleasantly surprised at how much had been accomplished since then.

Public Works Director, Neal Winterton reported on the following:

- It was National Public Works Week.
- The pool project was a team effort led by Engineer Tveton. Electricians, pool companies, plumbers, and other companies joined Recreation and Parks Department staff to bring the project to life. The City Council also deserved acknowledgment for their support, feedback, and vision. The pool is a reflection of the entire City.
- Road construction updates were provided:
 - The west side of 1100 North to the American Fork border was completed. The chip seal is done, and micro-surfacing was scheduled to begin that week.
 - Concrete touchups are ongoing, and some road cuts will be required. The method does not require vibratory compaction, so it causes less damage to underground utilities.
 - Projects are beginning on Windsong Drive and 1520 West that will include the replacement of utilities.
 - They will continue to provide updates on upcoming projects via Facebook and flyers. The tradeoff to residents for the short-term inconvenience is better roads and better utilities.
- In response to a question from Council Member LeMone, he reported that sometimes they mill the road edge and do an overlay. Chip seal traditionally includes a skin patch that is filled in but not milled, and the surface must cure prior to micro-surfacing. The surface is lightly swept after chip sealing to remove excess loose gravel, then the remaining gravel is compacted by vehicles driving across it. Different contractors perform the work. Some municipalities only chip seal, but Pleasant Grove has elected to add micro-surfacing to provide a smoother surface. Roads that will need a new water or storm drain line within the next few years are not chip-sealed and will instead be reconstructed during that project.
- Cook Family Park is on schedule. A water service line at the pump track that had disconnected the previous day had already been repaired. There is only one Public Works employee on call at any given time, but other employees volunteer to help in situations like this. The splash pad's first inspection was scheduled for Friday, May 23. If needed, a

follow-up inspection would occur the following week. He anticipates a very nice opening event on June 7.

- The American Fork Canyon Weir is almost completed. Pleasant Grove administered the \$10 million project.

Fire Chief, Drew Engemann reported on the following:

- They remain fully staffed.
- Over the last few months, staff has completed wildland, paramedic, and other classes. An arson investigation class is currently underway.
- They have been very busy. An accident approximately two weeks previously resulted in a youth fatality. The high-school intern who responded to that call graduated EMT class and still plans to pursue the career.
- The Wildland crew is ready for the season.

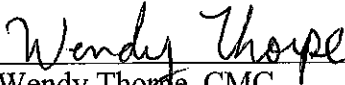
Community Development Director, Daniel Cardenas reported on the following:

- He spoke with Drew Armstrong, who indicated that the sidewalk should be completed prior to Strawberry Days.
- Code Enforcement has been responding to calls about weeds. Once notified, property owners usually have two to three weeks to bring their property into compliance. He thanked the City Council for reporting issues as they noticed them.
- He distributed a list of Recreation, Arts, and Parks ("RAP") Tax projects.
- He has received a Sign Application for Magleby's, but no Building Permit or Business License applications have been received. He will inform the Council as soon as he has more information.

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, Rogers, Jensen, LeMone, and Williams voting "Yes".

The City Council Work Session Minutes of May 20, 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, May 20, 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
Denise Roy, Finance Director
Wendy Thorpe, City Recorder
Christina Petersen, City Attorney
Sierra Pierson, Assistant to the City Administrator
Megan Zollinger, Recreation Director
Drew Engemann, Fire Chief
Sheri Britsch, Library and Arts Director
Neal Winterton, Public Works Director
David Packard, Human Resources Director
Keldon Brown, Police Chief
Daniel Cardenas, Community Development 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 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 Jensen.

3) **OPENING REMARKS**

The Opening Remarks were offered by Council Member Andersen.

4) **APPROVAL OF MEETING AGENDA**

City Administrator, Scott Darrington reported that Item 9A was noticed as a public hearing. However, Commercial Site Plans do not require a public hearing. He requested that it be moved to Item 10A and all other items be moved to reflect that change.

ACTION: Council Member LeMone moved to approve the Meeting Agenda, as amended. Council Member Rogers seconded the motion. The motion carried unanimously with Council Members Andersen, Jensen, Rogers, Jensen, 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 April 8, 2025, and April 22, 2025, Meetings.**
- B. **To Consider for Approval Change Order No. 4 for Acme Construction, Inc. for the Pleasant Grove Storm Drain Outfall Project.**
- C. **To Consider for Approval Change Order No. 6 for Acme Construction, Inc. for the Pleasant Grove Storm Drain Outfall Project.**
- D. **To Consider for Approval Change Order No. 5 for FX Construction for the American Fork River Diversion Reconstruction Project.**
- E. **To Consider Approval of Payment Reports for after May 15, 2025.**

ACTION: Council Member Jensen moved to APPROVE the Consent Items. Council Member Andersen seconded the motion. The motion carried unanimously with Council Members Andersen, Jensen, 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 (2025-008) for a Zone Change on Approximately 0.5 Acres of Land from the General Commercial (C-G) Zone to Downtown Village – Commercial Zone, located at 517 West Center Street. Applicant: Clay Liston. Presenter: Daniel Cardenas.**

Community Development Director, Daniel Cardenas presented the Staff Report and displayed street and aerial images of the subject property, which is currently vacant. The Applicant, Clay Liston developed the property across the street, which is in the Downtown Village – Commercial Zone and was designed to those standards. The Downtown Village Zone allows three residential units per 1,000 square feet of commercial space in a mixed-use development, and the General Plan designates the area for future adoption into the Downtown Zone.

Director Cardenas reported that after review, the Planning Commission forwarded a unanimous recommendation of approval to rezone the property from C-G to Downtown Village – Commercial. In response to a question, he confirmed that the Applicant intends to build a similar structure to the one across the street.

The Applicant, Clay Liston, stated that they hope to move forward with the same product as they developed across the street. It will have similar architecture and consist of two first-floor commercial units with six residential units above. There will be plenty of parking and open space.

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

ACTION: Council Member LeMone moved to APPROVE Ordinance 2025-008 for a Zone Change on Approximately 0.5 Acres of Land from the General Commercial (C-G) Zone to Downtown Village – Commercial Zone, located at 517 West Center Street. Council Member Williams seconded the motion. The motion carried unanimously with Council Members Andersen, Jensen, Rogers, Jensen, LeMone, and Williams voting “Yes”.

10) **ACTION ITEMS READY FOR VOTE**

- A. **To Consider Approval of a Commercial Site Plan for a Retail Shell Building, located on Lot 6 of the Mayfield Subdivision Plat “A” and Identified with Parcel #46:708:0006, in The Grove Zone – Mixed Housing Subdistrict. Applicant: Brandon Case. Presenter: Daniel Cardenas.**

Director Cardenas presented the Staff Report and displayed an aerial map indicating that the approximately one-acre parcel is located on the western edge of Pleasant Grove. A commercial building is north of the subject property. The multi-family residential Mayfield development is located to the east. The Liahona Preparatory Academy is to the south, with dedicated open space between it and the subject property. The Applicant proposed construction of a 11,000-square-foot retail shell on the subject property. Director Cardenas reported that no information regarding the name or number of tenants was available.

The proposed Site Plan was displayed indicating a large area of open space on the western portion of the parcel to preserve existing wetlands. The building will be located in the center of the parcel and will include a drive-through on the southern side and a total of 46 parking stalls. The Applicant has indicated that tenants may include one restaurant and four retail users, which would require approximately 41 parking stalls. The single-story structure will have a maximum height of 25 feet. Architecture will be similar to other retail buildings in the area.

Director Cardenas reported that the subject property is located in The Grove Zone, and as such must meet all design requirements of the zone. The Design Review Board reviewed elevations and materials and forwarded a unanimous recommendation of approval to the Planning Commission. After review, the Planning Commission then forwarded a unanimous recommendation of approval to the City Council.

ACTION: Council Member Williams moved to APPROVE a Commercial Site Plan for a Retail Shell Building, located on Lot 6 of the Mayfield Subdivision Plat "A" and Identified with Parcel #46:708:0006, in The Grove Zone – Mixed Housing Subdistrict. Council Member Jensen seconded the motion. The motion carried unanimously with Council Members Andersen, Jensen, Rogers, LeMone, and Williams voting "Yes".

- B. To Consider Resolution 2025-019 Authorizing the Mayor to Sign a Quit Claim Deed in Favor of Michael and Kori Richins for Property located at approximately 642 South 780 East, Pleasant Grove, Utah. This is necessary to correct the legal description of previously dedicated land that resulted in excess Right-of-Way width. Presenter: Attorney Petersen.**

City Attorney, Christina Petersen, presented the Staff Report and indicated the item would correct legal descriptions. An aerial image was displayed indicating the area that will be dedicated to the City by Michael and Kori Richins upon approval of their Subdivision Plat, as well as the area that will be deeded back to the property owners via a Quit Claim Deed. That property was originally deeded to the City when the cul-de-sac was constructed but the City does not need the property and as such will be returning it to the property owner. The property is located on the western portion of Orchard Drive near Locust Avenue.

ACTION: Council Member Andersen moved to APPROVE Resolution 2025-019 Authorizing the Mayor to Sign a Quit Claim Deed in Favor of Michael and Kori Richins for Property located at approximately 642 South 780 East, Pleasant Grove, Utah. Council Member LeMone seconded the motion. The motion carried unanimously with Council Members Andersen, Jensen, Rogers, LeMone, and Williams voting "Yes".

- C. To Consider Resolution No. 2025-020 Authorizing the Mayor to Execute a Consulting Services Agreement with DLS, Inc. for Consulting Services Specific to Obtaining Funding for a Road Transportation Project. Presenter: Administrator Darrington.**

Administrator Darrington reported that Pleasant Grove contracted with Dave Stewart twice in the

past. He previously helped the City obtain \$1 million in funding for the pipe to the lake, as well as \$890,000 in road funding in 2024. The total service cost is \$100,000, a \$50,000 retainer and \$50,000 due after funding is secured. Staff recommended that the City Council adopt the resolution and enter into the Consulting Services Agreement.

ACTION: Council Member Williams moved to APPROVE Resolution No. 2025-020 Authorizing the Mayor to Execute a Consulting Services Agreement with DLS, Inc. for Consulting Services Specific to Obtaining Funding for a Road Transportation Project. Council Member Jensen seconded the motion. The motion carried unanimously with Council Members Andersen, Jensen, Rogers, Jensen, and LeMone voting “Yes”.

11) ITEMS FOR DISCUSSION

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

Ms. Petersen reported on the following:

- The City was successful in the jury trial for the longstanding zoning violation case. The defendant was found guilty on 52 counts of wrecked, junked, or inoperable vehicles on the property. Sentencing will be in July. New Prosecutor, Stockton VanderWerff did an excellent job representing the City.
- She has been working with a cellular service provider regarding building a new tower at Manila Park. It will be on a light pole, similar to the two existing towers. The City will own the pole and light at the end of the lease term, and it will generate \$30,000 to \$40,000 in revenue each year. In response to a question, Attorney Petersen reported that the second tower generates approximately \$2,000 per month. The lease will come before the City Council once terms are finalized. In response to a question from Mayor Fugal, Attorney Petersen reported that the company has been working with Parks Director, Deon Giles on the site plan, but the footprint will be similar to the existing towers. It will have a backup generator, which the company will be required to maintain.

Human Resources Director, David Packard reported on the following:

- He is working with Utah Retirement Systems (“URS”) on the employer audit.
- It is open enrollment and a number of employees still need to complete their enrollment.
- The Public Employees Health Program (“PEHP”) will be mailing new medical and dental cards in June.
- Performance evaluations were scheduled to begin within the next two weeks.
- He thanked Payroll Clerk, Bryant Sowards for his long hours adding the 150 pool employees to the system.

City Administrator, Scott Darrington reported on the following:

- The Memorial Day program was scheduled for Monday, May 26 at 9:00 a.m. at the Pleasant Grove City Cemetery.
- The pool ribbon cutting would be held Monday, May 26 at 5:00 p.m.

- The Cook Family Park ribbon cutting would be held on Saturday, June 7 at 10:00 a.m. Festivities would continue until 2:00 p.m. and a drone show would be held in the evening. Administrator Darrington noted that this was a schedule change as it was previously scheduled for 12:00 p.m. He hoped to finalize the event agenda and forward it to the Council by May 22.

12) REVIEW AND DISCUSSION OF THE JUNE 3, 2025, CITY COUNCIL MEETING AGENDA.

Administrator Darrington reported that the meeting would include public hearings on a Budget Amendment for FY2025 and the FY2026 Budget. The Memorandum of Understanding for the library would also be presented. Finance Director, Denise Roy would present the Risk Assessment Audit during the Work Session.

Administrator Darrington expressed his appreciation for the City employees, who embody the City's mission to provide exceptional service and make the community better. They work hard. Based on what they heard in the Work Session, City employees are making the community better. The two ribbon cuttings will be monumental days, especially Cook Family Park as that is a legacy project that will serve the community for decades. He thanked the City Council for their support.

13) MAYOR AND COUNCIL BUSINESS.

Council Member LeMone reported that graduation will be held the following day at 12:00 p.m.

Council Member Jensen reported that the golf tournament would be held on Friday, May 23.

Council Member Rogers asked for an update on the TestOut property. Administrator Darrington reported that they have until July 1 to improve the façade. They are making progress but had not provided a date for completion. He would call and encourage them to complete the work prior to Strawberry Days.

Administrator Darrington added that a meeting of the Pleasant Grove Downtown Advisory Committee was tentatively scheduled for Monday, June 2. Council Members Rogers and Williams will be representing the City.

Mayor Fugal expressed his appreciation for Assistant Recreation Director, Sean Whitaker for thinking ahead and working with other departments to resolve issues like the lack of parking lot lighting. Assistant Director Whitaker informed him that all key pool employees had come back this year even though the pool was closed last year.

14) SIGNING OF PLATS.

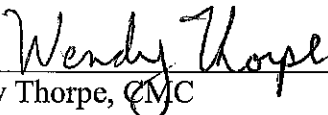
Mayor Fugal signed Blossom Hill Plat A and Amended and Blossom Hill Plat C.

15) REVIEW CALENDAR.

16) **ADJOURN**

ACTION: At 6:37 p.m. Council Member Williams moved to ADJOURN. Council Member Jensen seconded the motion. The motion carried unanimously with Council Members Andersen, Rogers, Jensen, LeMone, and Williams voting "Yes".

The City Council minutes of May 20, 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.)

