

**Pleasant Grove City
City Council Meeting Minutes
Work Session
Tuesday, September 1, 2026
4:30 PM**

Mayor: Eric Jensen

Council Members: Dianna Andersen
Cyd LeMone
Steve Rogers
Todd Williams

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

Excused: Dustin Phillips, City Council Member
Drew Engemann, Fire Chief

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

4:30 PM WORK SESSION

Mayor Eric Jensen called the Work Session to order at 4:30 PM and welcomed those present. He noted that all Council Members are present with the exception of Council Member Dustin Phillips.

a. Introduction of New Employees.

City Administrator, Scott Darrington, explained that no new City employees were able to attend the City Council Meeting. However, the new Chamber Executive Assistant, Rachel Bigler, is present. She grew up in Seattle, but moved to Utah in 2012 for school, where she attended Utah Valley University. Ms. Bigler has studied acting and has done a lot of event coordinating.

b. Cook Family Park Survey Presentation.

Administrator Darrington reported that when the Cook Family Park opened last year, the Assistant to the City Administrator and Intern were sent out to conduct surveys. The intention was to find out who was visiting and what park facilities were used. There is data available from last year and from this year. Management Intern, Soad Sing, shared presentation slides about the park survey.

Intern Sing explained that the process was the same as last year so the data could be compared. She visited Cook Family Park during different times of the day, including morning, night, and afternoon. There were 217 responses received over nine days of surveying in July. She went all over the park to ask visitors to answer four survey questions. The intention was to survey a random sampling of the park visitors. Intern Sing reviewed the four main questions that were asked:

- What city are you visiting from?
- What park features or facilities are you using today?
- Have you visited or do you plan on visiting any businesses in Pleasant Grove before or after your park visit?
- Since its opening, how often have you visited the park?

It is interesting that the data is similar last year and this year. Intern Sing reported that last year, the data showed that 23% of visitors were from Pleasant Grove. This year, the data shows that 24% of visitors were from Pleasant Grove and 76% were from elsewhere. There were visitors from Florida and Hawaii. She conducted the surveys from Monday through Friday over a two-week period. The surveying was not done during Strawberry Days or the Fourth of July, because she did not want the data to be skewed. Intern Sing explained that there were visitors to the park from 29 cities in Utah, 13 states, and there were four countries represented. She noted that this was an interesting summer due to the high temperatures. Information about the park features was shared, including the fact that 89% of survey respondents used the splash pad. Visitors are using more facilities than last year. Last year, there were more first-time visitors, since the park was new. This year, there were a lot of survey respondents who visited the park on a monthly basis.

Intern Sing shared information about the businesses visited in Pleasant Grove. She highlighted several of the top businesses mentioned. Last year, 35% of visitors stated that they would visit a Pleasant Grove business before or after a park visit. This year, there was a 5% increase in that number. Many survey respondents expressed appreciation for the park and stated that the restrooms are clean. Council Member Steve Rogers asked if the people visiting from outside of Pleasant Grove were more or less likely to visit a local business. Intern Sing explained that the information was not broken out in that way, but she still has the raw data, which can be shared. Council Member Cyd LeMone noted that in July, a lot of visitors are on summer vacation, so it makes sense that there are visitors from different areas. She expressed appreciation for the data.

Mayor Jensen reported that this is the last day that Intern Sing will serve as an intern. She was presented with a certificate and a basket of items. Administrator Darrington stated that he is appreciative of the work that was done. Last year, she asked to meet with City Staff, because she

wanted to learn more about working for a city. When it came time to hire an intern, she applied for the internship, and a decision was made to select her for the Management Intern position.

Intern Sing stated that the experience as an intern has been meaningful. She shared pictures from the summer wellness bingo and step challenge. It is important for the employees to be happy and healthy. The initial step challenge goal was 80 million, but it was later increased to 100 million. There were 109,277,595 steps tracked, and there are still some people who need to input their steps. Intern Sing shared several photos that were taken during her time serving Pleasant Grove.

c. Staff Business.

Public Works Director, Neal Winterton, read a text message that he received that afternoon. There was difficulty with a water shutdown on State Street and 100 East. There was a leak on State Street, but the shutdown had to be expanded. There were text messages received later on about the work that was completed. Director Winterton explained that this represents the kind of tasks that is handled by employees. The intention is to handle this work as quickly as possible.

Director Winterton reported that there has been a lot of work done to prepare for various projects. He stated that there have been interviews with consultants and requests for proposal ("RFP") have been reviewed and considered. There is still information needed for the 4000 North project before it can move forward. It is not possible to advertise that for construction until the property issues are resolved. He offered to answer Commissioner questions about any of the current projects.

Council Member Rogers asked for an update on the Mahogany Drive project. Director Winterton explained that this is a water line replacement and roadway replacement project. There were limitations put on the contractor to ensure the work will be completed by October 15, 2026. While it is still possible to pave after that date, the goal is always to have the work finished by then.

Council Member Rogers reported that a citizen spoke to him about the crossings between the Murdock Canal path and some of the major streets. This citizen informed him that there can be difficulties in these areas, because bicyclists are coming through quickly. He wanted to understand the appropriate actions that could be taken to slow down the bicyclists. Director Winterton explained that the trail is administered by the County and originally had gates across. However, there was so much demand that the gates were opened to allow for additional pedestrian and bicyclist access. Since this issue was raised previously, there have been plans created to enhance the crosswalks and install cost-effective enhancements. This information will be shared in the next month. It is possible to narrow the lanes with delineators and paint the crosswalks. The crosswalks will be painted blue in the middle and there will be reflective beads added. Bicyclists and pedestrians are supposed to stop at the trail and then proceed. Vehicles are supposed to yield.

Council Member Rogers asked about 180, which turns into Crestwood. The part that was developed before it was incorporated into Pleasant Grove has no sidewalks and there is a narrow road. The area is also very dark. He noted that a pedestrian was hit and was severely injured. Council Member Rogers wanted to know if it would be possible for the City to look at the area and see if there are natural locations where lights could be added. Director Winterton reported that there is not a dedicated streetlight fund for new streetlight installation. New streetlights are

required for new development and that cost is taken on by the developers, but there can be a discussion about a fund for new streetlight installation as well. From there, the priority areas can be determined.

Council Member Rogers asked what a streetlight costs. Director Winterton reported that it could be between \$7,000 and \$8,000 per light. There are costs for the lights themselves, but there are also costs associated with bringing power to the area. Council Member LeMone was interested in a discussion about a budget line item for streetlight installation. Director Winterton confirmed that it is possible to add this to the agenda for the future budget and planning meeting.

Mayor Jensen reported that several residents have reached out to him about the tunnel on Murdock and the need for improved lighting. He asked if there should be outreach to the County. Parks Director, Deon Giles, stated that there has been communication with the County. They are looking at installing four additional lights in the tunnel. This item has been added to their work order list.

Council Member LeMone asked who commissioned a pickleball study at Discovery Park. The busiest times are between April and August, but there is now someone there when school is in session. This means that no one is at the courts until 9:00 a.m. or 10:00 a.m. When she visited in the summer, there were many times she was unable to use a court because of the crowds. She wants to make sure that there is accurate information obtained so there can be an informed study.

Administrator Darrington explained that the focus is on night use, because there is a desire to understand how many people are playing at night. Council Member LeMone explained that it will not be as busy during the evenings right now, because school is back in session. Administrator Darrington reported that the City Council already provided their direction on the courts, but he wanted additional data for informational purposes. This morning, Veterans Memorial Park had full courts at 9:00 a.m. and seven groups waiting. On the other hand, Discovery Park had empty courts. He is not sure why one park is more popular than the other, but it is important to have this information. There will be a meeting with the Principal of the high school tomorrow to discuss the tennis courts. He believes the courts will be unlocked so the tennis courts can remain available.

Administrator Darrington spoke to neighboring communities about lit tennis courts. Cedar Hills has two, American Fork does not have any, and Lindon has one. He clarified that there has been an observational survey conducted rather than something statistically significant. He wants to know that the City is heading in the right direction by transitioning two of the courts. Council Member LeMone noted that a resident shared a suggestion to leave the tennis courts at Discovery Park and add more pickleball courts to the north section of Veterans Memorial Park. Administrator Darrington explained that this would cost three times more than what has been proposed.

Council Member Rogers wondered what the cost would be to light some of the courts at the high school. It might be possible to share in those costs. Administrator Darrington offered to speak to the Principal about that. He stated that the Principal has been wonderful to work with in the past.

Library Director, Sheri Britsch, shared information about the library. She reported that there is the Library of Things, where it is possible to check out certain items. Some adaptive tech and wellness kits have been added to the collection. For example, there is a large font keyboard, non-verbal

communication device, and weighted sloth. Council Member Todd Williams asked if the items are cleaned and sanitized. Director Britsch stated that the items are checked and there have not been a lot of problems. Council Member LeMone noted that the UV sanitizer could be used.

Director Britsch reported that there will be Mahjong lessons offered. There will be a teacher as well as different ways to practice. She next highlighted the Arts Council work. PG Players has a play coming up, "Something's Afoot." The Arts Commission will also have a class on the Art of Mocktails. There is limited space, so those interested are encouraged to sign up for the class. She noted that for the fifth year, the Arts Commission will hold the Songwriter Competition.

Community Development Director, Daniel Cardenas, reached out about Tropical Smoothie. This was part of a larger complex and the plan was to have an office building with some retail locations. The applicant will reapply in the next few months and come back with a retail component.

Director Cardenas and Mayor Jensen attended a neighborhood meeting last night. There is an application for a Vicinity Plan Amendment for the Church of Jesus Christ of Latter-day Saints on the Regular City Council Meeting agenda. The idea was for a new religious building. There are 12 acres of land and approximately 7.5 acres of land were envisioned for the new building.

There was a preliminary meeting held where the vision was outlined. The first step was to amend the Vicinity Plan, because that area was thought to be residential. The amendment would remove one road. This item was taken to the Planning Commission and the recommendation made was for approval. The church took the time to meet with the neighbors, and the residents were able to express concerns. Following that meeting, the church decided to pause the item. As a result, Item 9B on the Regular City Council Meeting agenda has been continued at the request of the applicant. He shared additional information about the meeting that was held with the neighbors.

Director Cardenas reported that there is also a Site Plan application on the Regular City Council Meeting agenda. This will be in front of the apartments that are being built on Pleasant Grove Boulevard. There was a requirement for 25,000 square feet of retail and there is now a Site Plan that is ready to be reviewed. He explained that some work will need to be done on the parking.

Recreation Director, Megan Zollinger, reported that an employee passed away unexpectedly over the weekend. Cindy Gordon worked at the front desk for the last three or four years. It is an unfortunate situation, and the funeral will take place on Friday. On Saturday, the Mikey's League event will take place at 10:00 a.m. at Cook Family Park. There will be street hockey and flag football. Some retired NFL players will attend as well as some Utah Jazz members. The Heritage Festival will take place on September 14, 2026, and calendar invites will be sent to the City Council. The event is scheduled from 5:00 p.m. to 8:00 p.m. There are several performances scheduled. In addition, there will be booths, pony rides, candle making, and food trucks.

The fall events and programs are underway. There are 201 children registered with the Funshine Early Learning Center. Most recreation centers do not offer that kind of service, but it is a wonderful program. Director Zollinger shared information about the soccer and volleyball registrations.

Council Member Rogers reported that he was approached by someone who asked whether the City has considered a flag football league that is only for girls. There could potentially be an intercity league. Director Zollinger confirmed that there have been discussions at the State level, but she is not aware of anyone currently providing this. It is something that can be considered in the future. Council Member LeMone asked if girls can sign up for the existing league, which was confirmed.

Human Resources Manager, David Packard, thanked Intern Sing for all of her contributions to the City. She was tasked with handling the wellness activities over the summer and there were record numbers achieved. On September 17, 2026, there will be a party where success stories are shared. Manager Packard reminded those present that flu shots will be available in the fall. Anyone who is on the Public Employees Health Program ("PEHP") insurance can have the flu shot for free. On the same day that the flu shots are done, PEHP will come in and do biometric screenings.

ADJOURNMENT

MOTION: At 5:29 PM, Council Member LeMone moved to ADJOURN the Work Session. Council Member Rogers seconded the motion. The motion carried unanimously with Council Members Andersen, Rogers, Jensen, and Williams voting "Yes."

The City Council Work Session Minutes of September 1, 2026, were approved by the City Council on October 6, 2026.



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, September 1, 2026
6:00 PM**

Mayor: Eric Jensen

Council Members: Dianna Andersen
Cyd LeMone
Steve Rogers
Todd Williams

Staff Present: Scott Darrington, City Administrator
Christine Petersen, City Attorney
Sierra Pierson, Assistant to the City Administrator
Neal Winterton, Public Works Director
Wendy Thorpe, City Recorder
Denise Roy, Finance Director
Keldon Brown, Police Chief
Daniel Cárdenas, Community Development Director
Soad Sing, Management Intern
Megan Zollinger, Recreation Director
Deon Giles, Parks Director
Sheri Britsch, Library Director
David Packard, Human Resources Manager
Baylor Hatch, PW Operator

Excused: Dustin Phillips, City Council Member
Drew Engemann, Fire Chief

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

6:00 PM REGULAR CITY COUNCIL MEETING

1) CALL TO ORDER

Mayor Eric Jensen 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 LeMone.

3) **OPENING REMARKS**

The Opening Remarks were offered by Council Member Andersen.

4) **APPROVAL OF MEETING AGENDA**

Mayor Jensen reported that Item 9B was continued to a date uncertain.

MOTION: Council Member Andersen moved to APPROVE the Meeting Agenda with the changes noted. Council Member Rogers seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Rogers, and Williams voting “Yes.”

5) **OPEN SESSION**

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

6) **CONSENT ITEMS**

- A. **To Consider for Approval Payment No. 6 to Condie Construction Co., LLC for the 800 North Area Waterline, Drainage, and Roadway Reconstruction Project.**
- B. **Payment Approval Reports for August 20, 2026.**

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

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

- A. **None.**

8) **PRESENTATIONS**

- A. **None.**

9) **PUBLIC HEARING ITEMS**

- A. **Public Hearing to Consider Ordinance (2026-025) to Adopt the Pleasant Grove Downtown Master Plan. Presenter: Director Cárdenas.**

Community Development Director, Daniel Cardenas, reported that the City had received funding from the Mountainland Association of Governments (“MAG”) for the purpose of creating a Downtown Master Plan. A consortium of consultants was then hired to create the plan that included Downtown Redevelopment Services, MDHN Architects, Township+Range Engineering, and Landmark Design. The City adopted its 2020 Downtown Action Plan in 2008, but not many

of the goals of that plan had been realized by 2020. Because of this, his primary request to the consultants was that the Downtown Master Plan be pragmatic and implementable.

The Downtown Master Plan is a list of recommendations and best practices. For example, the City Council could direct Staff to focus on objectives 2.3 and 2.4 and begin creating code to accomplish those goals, but adoption of the plan would not codify its recommendations. Like the General Plan, the Downtown Master Plan is a live document that provides a good baseline and can be amended in the future. It has multiple elements, including 19 objectives for mobility and circulation, 12 objectives for community and placemaking, and 17 objectives for development approaches. The City Council would determine which specific objectives to focus on. The plan also includes site-specific development recommendations for four sites as well as implementation strategies, a goals calendar, and funding opportunities.

Ben Levenger, president of Downtown Redevelopment Services, presented the Downtown Master Plan and reported that the process began in January 2026 with a kickoff meeting, followed by community visioning, design charrettes, visualization, and creation of the draft plan. These efforts helped them better understand how to improve downtown while preserving the community's character.

Existing strengths of downtown included:

- Historic Main Street
- Downtown Park
- Community events
- Strong neighborhoods
- Existing businesses

Community engagement included the kick-off meeting with stakeholders, visioning survey, a City Council visioning session, the stakeholder charette, and a public design charette. A daylong outreach activity was held at Strawberry Days, including a public workshop and engagement during the street festival. The draft plan was presented to the public in July, and they were currently in the plan adoption phase. The process was built on public engagement, which was encouraged through utility bill inserts, QR codes, social media, websites, and other methods including on knocking on business doors downtown.

In response to a question from Council Member LeMone, Mr. Levenger reported that if the business owner was unavailable, a notice was left with their contact information. Some business owners reached out to them and others did not.

Key themes that emerged from the public engagement efforts included:

- Activate vacant storefronts and properties along Main Street.
- Existing site constraints can increase project cost and complexity.
- Improve pedestrian and bicycle infrastructure.
- Strengthen and enhance connections to community and destinations.
- Strengthen downtown through more public gathering spaces.

- Preserve historic character while reinforcing a distinct identity.

Mr. Levenger reported that the mostly evenly split recommendation was in regard to the desire for more public gathering spaces. People love the park, but they also want to have a better bandshell for concerts. They appreciate the beauty of the recreational assets, but they also want the ability to hold a farmer's market on a concrete pad.

The Vision for Downtown includes three areas:

1. Mobility and Circulation

People want to be able to walk and ride their bikes to and from the downtown. Multiple survey respondents expressed the desire for their children to be able to ride their bike to the park or downtown, and for a place children could go downtown in the summer.

2. Community Placemaking

People love the character of the downtown area and do not want it to change. Character was not defined by just preserving the historic buildings but also by building height, which they found interesting. Over 75% of respondents were not opposed to the height of the new mixed-use building, which showed an opportunity to make changes to code to allow for more development. That needed to be balanced by not allowing buildings to be too high or dense.

3. Development Approach

People want a lively mixed-use downtown. They love the recreation, but the number one complaint was that there are not enough kid-friendly dining opportunities nearby.

Mr. Levenger reported that the plan's Mobility and Circulation goals do not recommend changes to circulation patterns but rather design streets and crossings for better accessibility. Most residents were in favor of bicycle improvements, but not on Main Street.

Regarding Community Placemaking goals, residents want to empower businesses, residents, and organizations to attract private development to downtown, but they do not want to see entire blocks developed at once. They want to preserve small-scale development. They also want to transform Downtown Park into a central civic space or plaza with concert space. In response to a question, Administrator Darrington stated that people would like to have a paved area as concerts were already held in the park.

Additional goals included prioritizing infrastructure investments that unlock development. Each property currently had its own small parking lot, and there was a potential for shared parking lots.

Development Approach goals include focusing on mixed-use corridors. Residents have no issues with office and apartment space on higher floors but prefer retail on the first floor. They want to retain angled parking to the extent that more people preferred keeping the current configuration to moving to parallel parking with extra-wide sidewalks. They want more private businesses, restaurants, and shopping. Mr. Levenger explained that retail can be hard, and niche retail is

always best. For example, his firm recently worked on a project in St. Catharines, Ontario, Canada where there are successful shoe and gun stores next door to each other.

Mr. Levensger stated that the redevelopment process was not about cutting red tape but about making standards more understandable so developers know what to expect. There were issues with existing code regarding height versus floors, setbacks, parking requirements, and other issues that can hinder building on a site that is otherwise developable. It is very expensive to build, and it is important to work with developers to make it happen. The Plan also includes recommendations on interim improvements such as container gardens or other temporary features until the market corrects itself and projects are again feasible.

The Downtown Master Plan includes phased 10-year recommendations for the rail trail that will result in a separated bicycle lane and walking area. It also recommends gateway signage because currently there was none, so people did not really know there was a downtown. That was the lowest barrier of entry to let people know it exists.

Mayor Jensen opened the public hearing.

Shauna Mecham of MAG expressed her appreciation for the process. She enjoyed the community outreach, and seeing the Council work together at work session was very fun. She commended Director Cárdenas and everyone who worked on the project and thanked the Council for letting MAG work with them on the plan.

Denise Trickler stated that her concern is about the historic downtown. She loved a lot of things in the plan, but asked that the Council preserve the two blocks of historic Main Street.

Ben Felix stated that he had lived in one of the mixed-use buildings for the past three years. He is an architect and professor at Utah Valley University and is very passionate about traditional urbanism and architecture. He wanted to ensure that any buildings added to downtown really capture the area's character. His children walk to school, and he takes the bus to work. He would love to see parallel parking and wider sidewalks to make it more walkable for his family. He likes it when the area is closed to vehicles during Strawberry Days and would prefer that it be pedestrian only at all times. He is in favor of downtown development and would like to more shops, mixed-use buildings, houses, and foot traffic. He is happy that the City is preserving its historic buildings, although he didn't know if the ones across the street from his residence were worth preserving. He hoped to see work begin in downtown as soon as possible.

Drew Armstrong reported that he and his partner just completed the new building at 67 South Main Street. He appreciated the process of creating the Downtown Master Plan and many of its objectives but hoped that the City would continue following the guidelines set forth in the Downtown 2020 Action Plan. He hoped they would keep that in mind because the historic look of the buildings is important to keeping the spirit of downtown. When the Fire Marshall inspected their building, he said that he'd never seen an old building that meets current code as well as it does. When he was told that the building was newly completed in October, he said that they did a really good job of remodeling it. That was exactly what they hoped to achieve. They want people to feel like the building has been part of the community forever because it enforces the feel of the

old downtown. However, the new retail space being constructed near the car wash was going for double what they could get per square foot, and it is expensive to develop in downtown. They have a \$4 million building that barely cash flows. It was a passion project for them, but those realities make it difficult to build downtown.

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

In response to a question raised by Council Member Rogers, Director Cárdenas confirmed that the Downtown Master Plan would not eliminate any current design standards. The downtown guidelines were already incorporated into code and required that the architecture be turn of the 20th century. If the Council directed Staff to make changes based on Downtown Master Plan objectives, they would begin working on code changes that for potential future adoption.

Council Member Rogers reiterated that the Downtown Master Plan would not change code but rather provide recommendations on how to revitalize parts of downtown.

Administrator Darrington reported that Staff would review the final plan and return to the Council with recommendations. He hoped to prepare a list of recommendations and funding options for discussion with next year's budget, so they not only have a plan but also a way to fund it.

ACTION: Council Member Rogers moved to APPROVE Ordinance 2026-025 to adopt the Pleasant Grove Downtown Master Plan. Council Member Andersen seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, and Williams voting "Yes."

- B. Public Hearing to Consider an Ordinance (2026-026) to Adopt a Vicinity Plan Amendment, located within the area delineated by Murdock Canal Trail, 1590 West, 3620 North, and the Western Boundary of Pleasant Grove City, including Parcels #14:004:0362 and 14:004:0365, on approximately 12.079 acres of land. Presenter: Director Cárdenas.**

This item was continued to a date uncertain.

- C. Public Hearing to Consider an Ordinance (2026-027) to Adopt the Updated Storm Water Management Plan (SWMP) Updating and Including New Standard Operating Procedures; adding New Appendices; and Other Necessary Changes. Presenter: PW Operator Baylor Hatch.**

Public Works Operator, Baylor Hatch, reported that the Utah Municipal Separate Storm Sewer System ("MS4") Storm Water Permit requires the City to conduct an annual review of its Storm Water Management Plan, and the proposed changes would bring the City into compliance with current permit requirements. A document outlining the changes has been emailed to the Council by Director Winterton.

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

MOTION: Council Member LeMone moved to APPROVE Ordinance 2026-027 to adopt the updated Storm Water Management Plan (SWMP) updating and including new standard operating procedures; adding new appendices; and other necessary changes. Council Member Rogers seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Rogers, and Williams voting “Yes.”

Council Member LeMone was excused at 6:37 p.m.

10) **ACTION ITEMS READY FOR VOTE**

- A. **To Consider for Approval a Commercial Site Plan for a Commercial Building, located at approximately 224 South Pleasant Grove Boulevard in the Grove – Commercial Sales Zone with the Boulevard Mixed Use Overlay. Applicant: Kartik Patel. Presenter: Director Cárdenas.**

Director Cárdenas presented the Staff Report and indicated that it was a long-awaited Site Plan for a commercial building located at the corner of 100 South and Pleasant Grove Boulevard, near DoTERRA and the new apartments that were under construction. The zone requires at least 25,000 square feet of sales-tax-generating uses, and the uses proposed by the Applicant would comply with that requirement.

The Commercial Site Plan was reviewed. The approximately 6,500-square-foot building will be on the corner facing 100 South and will include five units. Director Cárdenas noted that the final number of units could be lower based on tenant improvements, but all tenants would be retail or restaurants. Per code, all commercial parking must be along Pleasant Grove Boulevard. There will be 32 dedicated parking stalls. Per Staff calculations, that number is adequate for restaurants, which is the most intensive parking use.

An aerial map of the overall site was displayed, as well as materials and elevations for the specific project. Director Cárdenas reported that approximately 4,000 square feet of additional retail uses was under construction in conjunction with the residential apartment project, and three additional retail pads were available. The subject property is at a prominent intersection and a great location for retail. The application was reviewed by the Design Review Board and Planning Commission, which forwarded a unanimous recommendation of approval.

In response to a question from Council Member Williams, Director Cárdenas reviewed the building elevations and indicated that the building will face the apartments, but the 100 South façade will include features in keeping with the area.

The Applicant, Kartik Patel stated that he would be developing the property for retail, and Staff had been helpful in providing recommendations.

MOTION: Council Member Rogers moved to APPROVE a Commercial Site Plan for a commercial building, located at approximately 224 South Pleasant Grove Blvd in the Grove – Commercial Sales Zone with the Boulevard Mixed Use Overlay. Applicant: Kartik Patel. Council

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

B. To Consider a Resolution (2026-041) Authorizing the Mayor to Sign an Interlocal Cooperation Agreement with Alpine School District for the School Resource Officer Services. Presenter: Attorney Petersen.

City Attorney, Christine Petersen, presented the interlocal agreement for school resource officer (“SRO”) services that would replace one signed in approximately 1998. The primary difference between the agreements was that it would increase the reimbursement for full-time officers to \$54,847 per year. There were currently full-time officers at both the high and junior high schools, and the junior high officer also handled elementary school programs. The agreement included new police department obligations, primarily regarding training and due process requirements for juveniles who engage in criminal behavior versus breaking school rules and policies.

Council Member Rogers asked if the same agreement would be adopted by Timpanogos School District when the district was split. Attorney Petersen reported that she anticipated the agreement would be absorbed by the new district and kept in place until it expires.

MOTION: Council Member Williams moved to APPROVE Resolution 2026-041 authorizing the Mayor to sign an Interlocal Cooperation Agreement with Alpine School District for the School Resource Officer services. Council Member Andersen seconded the motion. The motion carried unanimously with Council Members Andersen, Rogers, and Williams voting “Yes.”

11) DISCUSSION ITEMS

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

Police Chief, Keldon Brown reported on the following:

- There have been automobile-bicycle collisions in areas where the Murdock Canal crosses major roads, as well as bicycle-pedestrian collisions on the trail.
- In August, there were 58 traffic accidents. Most accidents were caused by inattentive drivers despite the City’s best efforts to install all available safety features.
- There were 15 DUIs in August. Domestic violence calls remained steady. There was a total of 77 arrests covering 166 criminal offenses.
- A total of 156 traffic citations were issued covering 246 violations, which likely meant three times that number of traffic stops.
- There were approximately 800 police reports, which was consistent month to month.
- School was back in session, and there was a consistent police presence at the schools to ensure that police are not only there when there is a problem.
- He receives weekly requests for speed bumps. The speed trailer was being placed around the City to deter speeding.
- They were performing background checks on four potential new hires, and he hoped to extend job offers within the next two weeks.

- They sent an officer to assist in the investigation in Nephi. Those incidents can happen at any time, and officers were attending firearms training that week.
- He receives emails expressing both criticism and appreciation for the Police Department's efforts. He is passionate about having a safe city and officers providing good service to citizens, and if a problem arises, he addresses it.

Council Member Williams stated that there had been a lot of public comments about Flock cameras, but they had all heard stories about them saving lives, finding bad guys, and bringing loved ones home. The City Council voted 5-0 to install the cameras, and he believed the full Council was still in favor of their use because they save lives and keep the community safer.

12) REVIEW AND DISCUSSION OF THE SEPTEMBER 15, 2026, CITY COUNCIL MEETING AGENDA

Administrator Darrington reported that the Work Session would include a report on how closing the pool early affected the City, as well as a discussion on secondary water rates. The City Council meeting would include a lease agreement, the updated PG Cares Coalition agreement, and a potential bid award for the library pavilion. Staff was also working on a parental leave policy to present to the Council.

The Heritage Festival will be held on September 14, and emails have been sent out regarding upcoming ribbon cuttings.

13) MAYOR AND COUNCIL BUSINESS

Council Member Rogers stated that people are passionate about downtown and he is excited about the Downtown Master Plan. He wants to ensure that the Council are good stewards of the history of Pleasant Grove while revitalizing an area that is a real gem of Utah County. He appreciated MAG for the funding to hire talented consultants to evaluate the City and provide really actionable objectives and was excited to begin implementing them over the next few years.

In response to a question raised by Council Member Rogers, Administrator Darrington reported that no decision had been made on whether the State would recommend Pleasant Grove as a Federal Opportunity Zone. Council Member Rogers stated that the head of the Governor's Council for Economic Development had indicated that he would let him know if the City would not be considered, and he had not heard anything either. He believes there will be funding opportunities to help Pleasant Grove create an economic center downtown while preserving its history. He appreciated the County making the program available because it had created a lot of buzz among business and property owners.

Council Member Andersen stated that she found the 15 DUIs listed in Chief Brown's report heartbreaking. Tobacco use was down, and she hoped that drinking and driving would decrease as well.

It is very nice to have a Downtown Master Plan. People can think about what they hope will happen, but Drew Armstrong and Matt Flinders spent a lot of money making something happen.

The Rogers and Russell building is beautiful, and she was grateful for that \$4 million investment in beautifying downtown. She would love to see all the old buildings renovated and shops in every building.

Council Member Williams agreed with his Council colleagues.

Mayor Jensen reported that Pleasant Grove won the City Cup in the recent golf tournament against Lehi and American Fork.

14) SIGNING OF PLATS

No plats were signed.

15) REVIEW CALENDAR

No calendar items were reviewed.

16) ADJOURN

MOTION: At 7:03 p.m., Council Member Williams moved to ADJOURN the Pleasant Grove City Council Meeting. Council Member Rogers seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Rogers, and Williams voting “Yes.”

The City Council Minutes of September 1, 2026, were approved by the City Council on October 6, 2026.



Wendy Thorpe, CMC
City Recorder

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