Pleasant Grove City
City Council Meeting Minutes
Regular Session
December 15, 2020
6:00 p.m.

Mayor:	Guy L. Fugal
Council Members:	Dianna Andersen Eric Jensen Cyd LeMone Todd Williams
Staff Present:	Scott Darrington, City Administrator Daniel Cardenas, Community Development Director Deon Giles, Parks Director Tyler Wilkins, Recreation Director Tina Petersen, City Attorney Kathy Kresser, City Recorder Marty Beaumont, Public Works Director Kyler Ludwig, HR Director Mike Roberts, Police Chief Drew Engemann, Deputy Fire Chief Denise Roy, Finance Director Sheri Britsch, Library Director
Excused:	Brent Bullock, Council Member

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 Fugal called the meeting to order and stated that all Council Members were present with the exception of Brent Bullock who was excused.

2) PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Williams.

3) OPENING REMARKS

The opening remarks were offered by Mayor Fugal.

4) APPROVAL OF MEETING AGENDA

ACTION: Council Member Jensen moved to approve the agenda, as written. Council Member Andersen seconded the motion. The motion carried unanimously with Council Members Andersen, Jensen, LeMone, and Williams voting "Aye".

5) OPEN SESSION

Mayor Fugal opened the Open Session.

Stacy Martineau proposed a Virtual Valentine for the City for 2021. It would be opened up to the community, including the City Council and the various City departments. There will be scheduled times for people to come in and read a picture book. The picture books will be filmed and clipped together with two or three presented each night the week before Valentine's Day. The filming will take place the last week of January. People can sign up for a specific time to be filmed.

Council Member Jensen suggested that there be training on how to properly present to the camera. Ms. Martineau agreed.

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

6) CONSENT ITEMS

a. **City Council Minutes:**
City Council Minutes for December 1, 2020.

b. **To Consider for Approval of Change Order No. 3 and Final Pay Request No. 5 for Geneva Rock Products for the Pleasant Grove 1300 West Road Improvements Project.**

c. **To Consider Approval Change Order No. 1 and Final Pay Request No. 1 for Double D Excavation for the Pleasant Grove Storm Drain Improvement Project FY2020 Project.**

d. **To Consider Approval of Payment Approval Reports for December 3, 2020.**

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

7) BOARD, COMMISSION, COMMITTEE APPOINTMENTS

There were no appointments.

8) PRESENTATIONS

There were no presentations.

9) PUBLIC HEARING ITEMS

A) TO CONSIDER FOR ADOPTION AN ORDNANCE (2020-27) AMENDING CITY CODE SECTION 10-14-23; "STORM DRAINAGE STANDARDS" REVISIONS BEING MADE IN ORDER TO MEET STATE OF UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY LOW IMPACT DEVELOPMENT STANDARDS AND PROVIDING AN EFFECTIVE DATE. (CITY-WIDE) (PLEASANT GROVE CITY APPLICANT). *Presenter: Director Beaumont.*

Public Works Director, Marty Beaumont stated that these were items 9A and 9B that had been discussed during the Work Session pertaining to the new standards the City is required to meet.

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

ACTION: Council Member Jensen moved to ADOPT Ordinance (2020-27) Amending City Code Section 10-14-23; "Storm Drainage Standards" Revisions being made in order to meet State of Utah Department of Environmental Quality Low-Impact Development Standards and providing an effective date. (City-Wide). Council Member LeMone seconded the motion. The motion carried unanimously with Council Members Andersen, Jensen, LeMone, and Williams voting "Aye".

B) TO CONSIDER FOR ADOPTION AN ORDINANCE (2020-28) AMENDING CITY CODE SECTION 10-15-33; "STORM WATER MANAGEMENT BASINS" REVISIONS BEING MADE IN ORDER TO MEET STATE OF UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY LOW IMPACT DEVELOPMENT STANDARD AND PROVIDING AN EFFECTIVE DATE. (CITY-WIDE) (PLEASANT GROVE CITY APPLICANT). *Presenter: Director Beaumont.*

ACTION: Council Member Andersen moved to ADOPT Ordinance (2020-28) Amending City Code Section 10-15-33; "Storm Water Management Basins" Revisions being made in order to meet State of Utah Department of Environmental Quality Low Impact Development Standard and providing an effective date. (City-Wide). Council Member Jensen seconded the motion. The motion carried unanimously with Council Members Andersen, Jensen, LeMone, and Williams voting "Aye".

10) **ACTION ITEMS READY FOR VOTE**

A) **TO CONSIDER FOR ADOPTION AN ORDINANCE (2020-29) AMENDING TITLE 8 "UTILITIES" CHAPTER 6 "STORM DRAINAGE" TO PROVIDE FOR LOW IMPACT DEVELOPMENT STANDARDS FOR STORMWATER FLOWS; ADDING DEFINITIONS FOR "PRETREATMENT"; RENAMING CHAPTER 6 SUBSECTION 5; PROVIDING STANDARDS FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENT AND MAKING OTHER TECHNICAL CHANGES AND AMENDING TITLE 11 CHAPTER 7 "SITE PLAN REQUIREMENTS FOR PERMITTED AND CONDITIONAL USES" TO ADD APPROPRIATE NUMBERING OF SUBSECTIONS AND PROVIDING FOR AN EFFECTIVE DATE.** *Presenter: Director Beaumont.*

Director Beaumont reported that items 10A and 10B are other aspects of the Low Impact Development Standards that the City is required to adopt with regards to the current state standards.

ACTION: Council Member Jensen moved to ADOPT Ordinance (2020-29) amending Title 8 "Utilities" Chapter 6 "Storm Drainage" to provide for Low Impact Development Standards for Storm Water Flows; adding Definitions for "Pretreatment"; renaming Chapter 6 Subsection 5; providing standards for single-family residential development and making other technical changes and amending Title 11 Chapter 7 "Site Plan Requirements for Permitted and Conditional Uses" to add appropriate numbering of Subsections and providing an effective date. Council Member Williams seconded the motion. The motion carried unanimously with Council Members Andersen, Jensen, LeMone, and Williams voting "Aye".

B) **TO CONSIDER FOR ADOPTION A RESOLUTION (2020-065) ADOPTING A REVISED PUBLIC WORKS STANDARD SPECIFICATIONS AND DRAWINGS MANUAL SPECIFICALLY, APPENDIX "A" AMENDING THE STORMWATER TECHNICAL MANUAL AND BEST MANAGEMENT PRACTICES TO PROVIDE FOR LOW IMPACT DEVELOPMENT STANDARDS FOR STORMWATER MANAGEMENT AND PROVIDING AN EFFECTIVE DATE. (CITY WIDE IMPACT).** *Presenter: Director Beaumont.*

Director Beaumont reported that the above resolution involves a revision to the standard drawings and not an ordinance change.

ACTION: Council Member Andersen moved to ADOPT Resolution (2020-065) adopting a Revised Public Works Standard Specifications and Drawings Manual specifically, Appendix "A" amending the Storm Water Technical Manual and Best Management Practices to provide for Low-Impact Development Standards for Storm Water Management and providing an effective date Council Member Jensen seconded the motion. The motion carried unanimously with Council Members Andersen, Jensen, LeMone and Williams voting "Aye".

C) TO CONSIDER FOR ADOPTION A RESOLUTION (2020-066) ADOPTING A REVISED PUBLIC WORKS STANDARD SPECIFICATIONS AND DRAWINGS MANUAL AMENDING CHAPTER 2 SECTION 1.09 "PROCEDURE FOR STREET LIGHTING REQUESTS FOR NEW DEVELOPMENTS" AND AMENDING THE STREET LIGHT FEE AND PROVIDING AN EFFECTIVE DATE. *Presenter: Director Beaumont.*

Director Beaumont reported that the above resolution is a proposal to increase the amount required for a streetlight that is installed on a collector and an arterial street. It will be increased to $7,500. It was noted that the current charges are $5,000. He further explained that when there is a decorative light, the costs increase above $5,000. As for the proposed $7,500, any money that is not used will be reimbursed back to the developer.

Council Member Andersen asked if the actual amount will be in the manual. Director Beaumont stated that only the cost per light is in the manual. The developer will also automatically be responsible for the full cost if it exceeds what is in the manual. Council Member Andersen expressed concern that the price change will involve another amendment by the City Council.

Attorney Petersen explained that the $5,000 is based on the average cost of putting a light in a residential facility and is collected at the beginning of the development. Rather than asking for more money from a developer in the case of a collector or arterial street lighting, staff felt that developers would prefer to pay a lump sum up front and get a refund if any.

Director Beaumont further explained that the prices will be adjusted if there are cost increases and the City is not able to cover them. Attorney Petersen added that this is the mechanism used to collect funds upfront. Director Beaumont explained that it will be years before they have to increase the numbers again. It will not be a frequent change. Council Member Jensen stated that there could be a discussion about it every year as with the other fees.

ACTION: Council Member Jensen moved to ADOPT Resolution (2020-066) Adopting a revised Public Works Standard Specifications and Drawings Manual amending Chapter 2 Section 1.09 "Procedure for Street Lighting Requests for New Developments" and amending the Street Light Fee and providing an effective date. Council Member Williams seconded the motion. The motion carried unanimously with Council Members Andersen, Jensen, LeMone, and Williams voting "Aye".

D) TO CONSIDER FOR ADOPTION A RESOLUTION (2020-067) AUTHORIZING THE MAYOR TO SIGN FORM 424 CONSTRUCTION ASSURANCES AND SUPPLEMENTAL WATERSHED WORK PLAN AGREEMENT #14 WITH THE NATURAL RESOURCES CONSERVATION SERVICE ("NCRS"), FOR THE AMERICAN FORK-DRY CREEK WATERSHED – PLEASANT GROVE MILL DITCH ENCLOSURE PROJECT; AND PROVIDING AN EFFECTIVE DATE. *Presenter: Director Beaumont.*

Director Beaumont reported that the Mill Ditch project was discussed. American Fork agreed to

reimburse the City for a portion of the water line project. The project was funded using a 75/25 percent grant. The final agreement must be in place so that the funds can be utilized. The notice of award will be issued after the signing with construction to begin after the New Year. It was noted that the project needs to be completed by April 1.

ACTION: Council Member Williams moved to APPROVE Resolution (2020-067) authorizing the Mayor to sign Form 424 Construction Assurances and Supplemental Watershed Work Plan Agreement #14 with the Natural Resources Conservation Service ("NRCS"), for the American Fork-Dry Creek Watershed – Pleasant Grove Mill Ditch enclosure project; and providing an effective date. Council Member Andersen seconded the motion. The motion carried unanimously with Council Members Andersen, Jensen, LeMone, and Williams voting "Aye".

E) TO CONSIDER FOR ADOPTION A RESOLUTION (2020-068) AUTHORIZING THE MAYOR TO ENTER INTO A REIMBURSEMENT AGREEMENT WITH AMERICAN FORK CITY FOR INSTALLATION OF A WATER LINE AND OTHER RELATED STRUCTURES AS PART OF THE MILL DITCH ENCLOSURE PROJECT ALONG THE SOUTH EDGE OF THE CEDAR HILLS GOLF COURSE CROSSING THE BOUNDARIES OF CEDAR HILLS CITY AND HIGHLAND CITY; AND PROVIDING AN EFFECTIVE DATE. *Presenter: Director Beaumont.*

Director Beaumont reported that the above resolution involves a Reimbursement Agreement with American Fork City for the installation of the water line in the Mill Ditch Project.

ACTION: Council Member Jensen moved to ADOPT Resolution (2020-068) authorizing the Mayor to enter into a Reimbursement Agreement with American Fork City for installation of a water line and other related structures as part of the Mill Ditch Enclosure Project along the south edge of the Cedar Hills Golf Course crossing the boundaries of Cedar Hills City and Highland City, and providing an effective date. Council Member Williams seconded the motion. The motion carried unanimously with Council Members Andersen, Jensen, LeMone, and Williams voting "Aye".

F) TO CONSIDER APPROVAL OF A ONE-LOT, TWO-PARCEL FINAL SUBDIVISION PLAT, CALLED PEN AND INK PLAT 'A', ON PROPERTY LOCATED AT APPROXIMATELY 1199 WEST 700 SOUTH IN THE BMP (BUSINESS AND MANUFACTURING PARK) ZONE. (MARK WELDON APPLICANT) (SAM WHITE'S LANE NEIGHBORHOOD). *Presenter: Director Cardenas.*

Community Development Director, Daniel Cardenas, reported that the property is in the Business and Manufacturing Park ("BMP") zone which requires lots to be a minimum of one acre in size. He presented maps showing the aerial view of the property, which is approximately 50 acres in size. Director Cardenas reported that the applicant is proposing to subdivide the property into three parcels. Lot 1 is where the Close to My Heart building will be located.
Director Cardenas reported that Parcel B is approximately 30 acres in size and is being created for future development. Parcel A, which belongs to the City is about 5.5 acres and is a regional

detention facility. If a future developer would like to develop Parcel B, they will have to come back to the City Council to convert the parcel into a lot. The Planning Commission unanimously recommended approval to the City Council.

ACTION: Council Member Williams moved to APPROVE a one-lot, two-parcel final subdivision plat, called Pen and Ink Plat 'A,' on property located at approximately 1199 West 700 South in the "BMP" (Business and Manufacturing Park) Zone. Council Member Andersen seconded the motion. The motion carried unanimously with Council Members Andersen, Jensen, LeMone, and Williams voting "Aye".

G) TO CONSIDER FOR APPROVAL A SITE PLAN FOR A SINGLE-STORY, SINGLE-TENANT RESTAURANT BUILDING ON PROPERTY LOCATED AT APPROXIMATELY 452 SOUTH PLEASANT GROVE BOULEVARD IN THE GROVE ZONE – COMMERCIAL SALES SUBDISTRICT. (SAM WHITE'S LANE NEIGHBORHOOD) (RUSS ORSI APPLICANT). *Presenter: Director Cardenas.*

Director Cardenas reported that a few months ago, the City approved a site plan for Captain D's, who was then unable to relocate to Pleasant Grove. The parcel is now being taken over by Dutch Brothers Coffee instead. There are two different lots. The proposed site plan will be located on one and the other will remain vacant for future development. In response to a question raised, Director Cardenas stated that there will be no access to the lot. He presented a Landscaping Plan showing the access. Director Cardenas reported that the request was reviewed by the Planning Commission and the Design Review Board who both recommended approval.

Nicholas Wecker was present representing Dutch Brothers Coffee and stated that his firm serves as the Civil Engineers and Designers for Dutch Brothers. He noted that Dutch Brothers has approximately 400 locations in eight states. The closest location to Pleasant Grove is in Draper. It a successful business, known for having clean, well-maintained facilities, and friendly staff. Customers are usually greeted in line by a runner who takes orders on a handheld electronic device that transmits the order to the kitchen. This allows customers to be served more quickly.

ACTION: Council Member Andersen moved to APPROVE a site plan for a single-story, single-tenant restaurant building on property located at approximately 452 South Pleasant Grove Boulevard in The Grove Zone – Commercial Sales Subdistrict. (Sam White's Lane Neighborhood). Council Member Williams seconded the motion. The motion carried unanimously with Council Members Andersen, Jensen, LeMone, and Williams voting "Aye".

H) TO CONSIDER FOR APPROVAL AN 18-LOT FINAL SUBDIVISION PLAT, CALLED MUIRFIELD ESTATES PLAT 'G', ON PROPERTY LOCATED AT APPROXIMATELY 3300 NORTH 1450 WEST IN THE R1-20 (SINGLE-FAMILY RESIDENTIAL) ZONE. (MANILA NEIGHBORHOOD) (RYAN BYBEE APPLICANT). *Presenter: Director Cardenas.*

Director Cardenas reported that Muirfield Estates was approved by the City Council some time ago. The matter is again before the City Council for approval as the property lines have been moved to accommodate the roads and to meet lot averaging requirements. The Planning Commission recommended approval of the proposed subdivision.

ACTION: Council Member LeMone moved to APPROVE an 18-lot final subdivision plat, called Muirfield Estates Plat 'G,' on property located at approximately 3300 North 1450 West in the R1-20 (Single-Family Residential) Zone. (Manila Neighborhood). Council Member Williams seconded the motion. The motion carried unanimously with Council Members Andersen, Jensen, LeMone, and Williams voting "Aye".

I) TO CONSIDER FOR ADOPTION A RESOLUTION (2020-069) AUTHORIZING THE MAYOR TO DECLARE 11 APPLE IPHONES AS SURPLUS AND DIRECT THAT THEY BE DISPOSED OF ACCORDING TO THE CITY'S POLICY FOR DISPOSING OF SURPLUS PROPERTY AND PROVIDING AN EFFECTIVE DATE. *Presenter: Chief Thomas.*

Deputy Fire Chief, Drew Engemann reported that the above resolution pertains to cell phones from full-time employees that are used similar to pagers. Each year they get new phones. Hydrant testing was done on the phones and all medical fire calls come through them. The old phones were to be recycled and replaced with new ones.

ACTION: Council Member Williams moved to ADOPT Resolution (2020-069) authorizing the Mayor to declare 11 Apple iPhones as surplus and direct that they be disposed of according to the City's policy for disposing surplus property and providing an effective date. Council Member Andersen seconded the motion. The motion carried unanimously with Council Members Andersen, Jensen, LeMone, and Williams voting "Aye".

11) ITEMS FOR DISCUSSION

A) Continued Items from the Work Session, if needed.

There were no continued items.

12) REVIEW AND DISCUSSION ON THE JANUARY 5, 2021 CITY COUNCIL MEETING AGENDA

City Administrator, Scott Darrington reported that the next meeting is scheduled for January 5. There will be discussion of the budget amendment and other minor issues.

13) MAYOR AND COUNCIL BUSINESS

Council Member Jensen reported that he and Council Member Bullock attended the recent groundbreaking for Spectrum Academy.

Council Member LeMone inquired about the Request for Proposals ("RFP") for the fiber. Administrator Darrington reported that it was put out on Friday. Proposals will be submitted through the last week in January.

Council Member LeMone asked for a timeline on the Utah County 100 East Project. Director Beaumont indicated that work will commence in the spring. He would be meeting with the County and Engineer to discuss it further.

Mayor Fugal reported that he was contacted by Mike Carter. On December 23 there will be two sessions at Tabitha's Way in American Fork to distribute holiday food boxes. The Council was invited to participate.

14) SIGNING OF PLATS

Pen and Ink Plat "A" and Ardie's Orchard Plat "A" were signed.

15) REVIEW CALENDAR

16) ADJOURN

Council Member LeMone moved to adjourn the meeting at 6:45 p.m. Council Member Williams seconded the motion. The motion carried with the unanimous consent of the Council.

The City Council minutes of December 15, 2020, were approved by the City Council on January 5, 2021.

Kathy T. Kresser, MMC
City Recorder
(Exhibits are in the City Council Minutes binders in the Recorder's office.)

PLEASANT GROVE CITY, UTAH
CORPORATE SEAL