

**Pleasant Grove City  
City Council Meeting Minutes  
Work Session  
July 20, 2021  
4:30 p.m.**

Council Members: Eric Jensen, Mayor Pro-Tempore  
Brent Bullock  
Cyd LeMone  
Todd Williams

Staff Present: Scott Darrington, City Administrator  
Tina Petersen, City Attorney  
Kyler Ludwig, HR Director  
Deon Giles, Parks Director  
Marty Beaumont, Public Works Director  
Mike Roberts, Police Chief  
Drew Engemann, Fire Chief  
Daniel Cardenas, Community Development Director  
Kathy Kresser, City Recorder

Excused: Mayor Guy Fugal  
Council Member Dianna Andersen  
Tyler Wilkins, Recreation Director  
Denise Roy, Finance Director

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

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**4:30 P.M. WORK SESSION**

**1) Three-Year Road Plan Presentation – Director Beaumont.**

Public Works Director, Marty Beaumont presented the Three-Year Road Plan. He reported that the City Council members were provided a copy of the plan for their review. In 2019, a Pavement Condition Inventory was done on all of the roads. A program called StreetScan was used to identify roads that were close to needing more expensive treatments. With limited funding, the goal was to focus on those roads to extend the life of the pavement and spend less money. Additional goals included coordinating with utility projects where possible and focusing on roads with higher traffic volumes.

Director Beaumont presented a table related to the Three-Year Coordinated Road Plan Budget – Fiscal Year 2022 through Fiscal Year 2024. He reported that \$2.5 million is available in the

Current Class C Reserves. The Street Bond was now available to spend in the amount of \$6,461,750. In the next three years, there was also MAG Approved Funding (\$2,286,000 in 2022; \$1,615,000 in 2023; \$1,717,000 in 2024).

The Class C Revenue was listed as \$1.4 million. Additionally, there was \$652,000 in the County Option Tax for Fiscal Year 2022 and \$346,964 from the General Fund Transfer for Fiscal Year 2022. There was also a \$700,000 per year Bond Payment for a 10-year bond. Director Beaumont noted that the interest rate for the bond was low at approximately 1.4%. The bond provided an opportunity to catch up on roadwork.

The Total Funding Available for Capital Improvement Projects was \$12,946,714 for Fiscal Year 2022. That included the \$2,286,000 from MAG that had already been approved for the year. The Planned Projects included \$10,418,744 for Fiscal Year 2022, which included approximately \$4 million for a MAG project. Director Beaumont reported that one large project would cost approximately \$4.8 million. It was for 2600 North and would include road widening, curb, gutter and sidewalks, as well as a full pavement width. The goal was to have that project take place next summer. Director Beaumont explained that they were currently looking for engineers.

\$350,000 per year was set aside for additional expenses that could include salt, striping, signs, crack seal, or patching. At the end of Fiscal Year 2022, there should be \$2,177,970 left. At the end of Fiscal Year 2023, there should be \$1,740,774 left. At the end of Fiscal Year 2024, there should be \$833,680 remaining. Director Beaumont stated that the remaining balance of \$833,680 would provide a contingency to handle unexpected issues.

Director Beaumont discussed the first round of roads that Public Works wanted to look at. He reported that some of the roads have associated water projects. Approximately \$3 million worth of water projects would need to be done to handle the estimated \$9.5 million worth of first-round road projects. Director Beaumont explained that there was an increased need to be cautious of water issues and he believed the Three-Year Road Plan had done that. He noted that a lot of money would be spent on roads over the next three years and he expressed gratitude to the City Council for their support with the bond.

Mayor Pro Tempore, Eric Jensen, asked about the StreetScan software. He wondered if it was a different software than had been used previously. Director Beaumont explained that they previously used Cartegraph but StreetScan was more user-friendly and handled the plan well. It examined the roads based on age and how much degradation should have taken place. He felt that StreetScan was a great tool to use to better evaluate roads and make informed decisions.

Mayor Pro Tem Jensen asked about crack sealing and seal coats. Director Beaumont shared the Coordinated Road Plan – Fiscal Year 2022 and noted that every year, there was \$400,000 blocked out for preventative maintenance. The value of preventative maintenance was that it could stop roads from degrading and oxidizing. The goal was within two or three years, if there was new pavement, that the pavement receives a treatment. For instance, 700 South from Pleasant Grove Boulevard to State Street had been more recently overlaid. Those types of areas would receive a microsurface treatment for preservation. Those kinds of projects were not included on the maps

because it was difficult to plan them out ahead of time. It would be easier to go in each year and determine which roads to focus on.

Director Beaumont noted that it would be a busy year. The Utah Department of Transportation (“UDOT”) was still moving forward with its plan to bid out the Interchange and North County Boulevard. As a result, there would be a lot of construction taking place in the next season. City Administrator, Scott Darrington, commented that Director Beaumont and staff had done a lot of excellent work. He noted that they were very good at tracking down MAG funding for the roads.

## **2) Staff Business.**

Parks Director, Deon Giles reported that sod was scheduled to be laid down that day at Veterans Memorial Park. However, the contractor underestimated the quantity needed and the appropriate amount could not be delivered. Director Giles noted that even with just the dirt there, the area looked much better than it had previously.

Council Member Williams wondered if a partial delivery of the sod had taken place. Director Giles believed the full amount would be delivered at one time. Council Member Williams wanted to ensure that the underestimated amount of sod was not sitting in a field drying out in the meantime. Director Giles noted that the contractor likely had other projects that he could use the materials for. He added that a preliminary measurement was taken of the site during a walk-through, but once the contractor started to cut out, a closer measurement was taken and the estimation was insufficient. Mayor Pro Tem Jensen asked about the trees. Director Giles reported that they had lost three or four trees in the front so far.

Fire Chief, Drew Engemann, reported that over the weekend, he and a few others from the Pleasant Grove Fire Department had gone to Wisconsin to see the progress on the new engine. The ambulance was due to be delivered in the next three weeks and the engine was due to be delivered in January. Additionally, the Fire Department lost some part-time employees and needed to hire a few more to cover those shifts.

Director Beaumont shared additional updates with the City Council related to water. He reported that he received new numbers that morning. The rate last year was significantly higher than any other previous year. However, 4% more water was being used in the current year than last year through the end of June. The good news was that the number had decreased and was now 1% less. This was a positive sign and indicated that water usage was moving in the right direction. Director Beaumont discussed the secondary water system and noted that it had only a limited amount of water. He added that the culinary water system looked good.

The American Fork River diversion was discussed. Director Beaumont reported that the amount they are receiving is low. If the pipe had not been installed, there would be no water in the ditch. Director Beaumont commented that it was a blessing that the project was done last year to provide some water to the irrigators. He added that there were a lot of yellow lawns around the City recently and it was good to see a reduction in water use.

Police Chief, Mike Roberts, reported that every officer in the department had been certified in Autism Assessment Training. He noted that the training was beneficial as there had been a call recently related to a 20-year-old gentleman on the spectrum that lives with his parents. The initial call was that the gentleman was going to barricade himself in the home with his parents and that he had weapons. The officers did a wonderful job of deescalating the situation. They were able to talk to the man down and get him the help he needed without it turning into an arrest situation.

Additionally, Chief Roberts reported that there was a neighborhood with a Peeping Tom issue. There had been several calls related to that. Some of the husbands of the victims were able to get the man into custody. The police were able to remove him from the area and make the neighborhood safer. Council Member LeMone asked for advice related to those types of situations. Chief Roberts suggested keeping blinds closed, keeping outdoor lights on at night, or investing in motion sensor cameras or lighting.

Community Development Director, Daniel Cardenas, reported that there had been previous discussions about reports for Code Enforcement. He explained that a map was designed that included different dots and colors. The data would be added to the map so that it would be possible to view the locations of all cases in progress. Director Cardenas stated that a link to the map would be shared with City Council Members in the future. Additionally, a new position in the department would be posted to track applications. The part-time employee would be able to shorten the window between the time an application is submitted and when a Building Permit is issued.

Council Member Williams asked about the timeline for the Food Truck Park. Administrator Darrington reported that the Food Truck Park will likely open in December. He explained that the food trucks themselves will be parked outside but the drinks will be served inside. He noted that there will also be indoor seating for visitors.

Library and Arts Director, Sheri Britsch, reported that the Pleasant Grove City Library recently hired five new part-time employees. Some employees had quit previously but those positions were not immediately filled due to reduced hours of operation. Director Britsch added that the Historic Commission did a Rose Garden Walking Tour. There were not a lot of attendees due to the warm weather but a booklet was prepared for the walking tour. Council Member LeMone noted that it may be a fun activity to include in the Heritage Festival.

Administrator Darrington presented updates to the City Council. He noted that an appointment reminder was sent out for the City Employee Pool Party at Veterans Memorial Park. The event would take place on August 2, 2021, and include dinner, a candy cannon for the children, and swimming. Additionally, the Summer-Bratton event was scheduled for August 12, 2021. There were over 80 vendors scheduled and the event would include a concert, food trucks, and a mini circus. Administrator Darrington noted that item 9A in the Regular Session would be continued until the August 3, 2021, City Council Meeting.

Director Cardenas discussed items 9B and 9C on the Regular Session agenda. He explained that one was a public hearing on a Code Amendment and the other was a public hearing on a rezone. Light manufacturing and storage were not allowed in the Grove Zone. However, doTerra has an overlay zone called the Grove Business Park. The difference between the Grove Business Park

and any other zone was the ability to have light manufacturing and storage. Director Cardenas explained that there was interest from applicants who wanted the overlay to apply to other areas. Staff determined some design criteria for the overlay zone to ensure that a box building could not be constructed. He shared potential requirements. Director Cardenas noted that the rezone was for an applicant who wanted to apply the overlay to a portion of land that was recently annexed. Both items would be discussed in more detail during the Regular Session.

Director Beaumont discussed item 10J on the agenda related to a Development Agreement with Drew Armstrong. He noted that Mr. Armstrong had concept plans that he was looking to move forward with but there were issues related to parking. Through the Development Agreement, Mr. Armstrong would pay the City \$10,000 per year over a five-year period for access easements and a flexible parking easement. Director Beaumont shared a map with the City Council to illustrate the parking stall locations. Administrator Darrington clarified that the \$50,000 was there in case additional parking was needed. He noted that the Library Summer Programs had not run for the last few years and parking had been a non-issue as a result. However, when the Library was fully up and running again, he believed there may be parking issues there for a few months. There was further discussion about parking spaces in the area.

City Attorney, Tina Petersen shared background information related to some of the other agenda items. For instance, item 10G was a request for local consent. She explained that R&R BBQ had changed ownership. As such, the Utah Department of Alcoholic Beverage Control (“DABC”) required the business to surrender the alcohol licenses and start over with the new entity. Approval of the item would indicate that the City Council was okay with an alcohol license being issued at the location and with Savory R&R Stores, LLC applying to the DABC.

Item 10H involved a transfer of the Veracity Networks, LLC Franchise Agreement to FirstDigital Communications, LLC. Item 10I was the transfer of the T-Mobile West Corporation’s Site Lease Agreement to Vertical Bridge Towers III, for the Manila Park Cell Tower location. Attorney Petersen noted that the applicant submitted a packet to Finance Director, Denise Roy. They also requested information about how to take over the lease payments each month.

Attorney Petersen discussed item 10K on the agenda. It pertained to amending the personnel policies and procedures for sexual harassment, specifically Section V, “Sexual/Gender Harassment.” The amendment would broaden the policy to prohibit all bias, prejudice, and harassment in the workplace. The reporting procedures had also been clarified and a section added to discuss reporting procedures if an elected or appointed official was involved. Attorney Petersen explained that it would be difficult for a victim to report the latter due to the power imbalance. As a result, there were alternate reporting routes. Some of the language had also been updated to reflect the cultural changes that had taken place over the last few years. Attorney Petersen noted that a copy of the amendments was sent to City Council Members.

### **3) Adjournment.**

**MOTION:** Council Member Bullock moved to ADJOURN the Work Session at 5:25 p.m. Council Member Williams seconded the motion. The motion carried unanimously with Council Members Bullock, Jensen, LeMone, and Williams voting “Aye”.

The Work Session adjourned at 5:25 p.m.

The City Council Work Session minutes of July 20, 2021 were approved by the City Council on August 3, 2021.

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Kathy T. Kresser, MMC

City Recorder

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