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**ORDINANCE NO. 2022-1**

**AN ORDINANCE OF PLEASANT GROVE CITY, UTAH COUNTY, UTAH, ADOPTING THE UPDATED WATER CONSERVATION PLAN.**

**WHEREAS**, Pleasant Grove City operates a culinary water system; and

**WHEREAS**, Pleasant Grove City desires to meet the requirements of the Utah Water Conservation Plan Act (UCA 73-10-32); and

**WHEREAS**, the City Council understands the pressing need to use water in a more efficient manner to allow for future sustained growth of the community; and

**WHEREAS**, the City previously adopted a Water Conservation Plan in 2015; and

**WHEREAS**, it is necessary to update the original Plan; and

**WHEREAS**, it is in the best interests of the citizens to adopt the updated Water Management and Conservation Plan; and

**WHEREAS**, the City Council finds that adopting a Water Management and Conservation Plan would protect the health, safety and welfare of the City of Pleasant Grove.

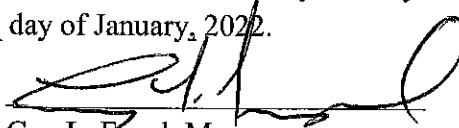
**NOW, THEREFORE, BE IT ORDAINED** by the City Council of Pleasant Grove City, Utah County, State of Utah as follows:

**SECTION 1.** The City Council of Pleasant Grove City, Utah County, State of Utah, does hereby adopt the Water Conservation Plan which is attached hereto as Exhibit "A".

**SECTION 2.** SEVERABILITY. The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable. If any such section, paragraph, sentence, clause, or phrase shall be declared invalid or unconstitutional by the valid judgment or decree of a Court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any of the remaining sections, paragraphs, sentences, clauses or phases of this Ordinance.

**SECTION 3.** EFFECTIVE DATE. This ordinance shall take effect immediately upon its passage and posting as provided by law.

**SECTION 4.** APPROVED AND ADOPTED AND MADE EFFECTIVE by the City Council of Pleasant Grove City, Utah County, Utah, this 4th day of January, 2022.



Guy L. Fugal, Mayor

ATTEST:

(S E A L)

Kathy T. Kresser  
Kathy T. Kresser, MMC, City Recorder



Motion: Council Member J. Jensen

Second: Council Member Bullock

ROLL CALL	Yea	Nay	Abstain
Mayor Guy L. Fugal	_____	_____	_____
Dianna Andersen	<u>X</u>	_____	_____
Brent Bullock	<u>X</u>	_____	_____
Eric Jensen	<u>X</u>	_____	_____
Cyd LeMone	<u>X</u>	_____	_____
Todd Williams	<u>X</u>	_____	_____

#### CERTIFICATE OF POSTING ORDINANCE

##### Pleasant Grove City Corporation

I, the duly appointed recorder for the City of Pleasant Grove, hereby certify that a summary of the foregoing Ordinance No 2022-1 was posted on the State (<http://pmn.utah.gov>) website on this 5 day of Jan, 2022.

Dated this 5 day of Jan, 2022.

Kathy T. Kresser  
Kathy T. Kresser, MMC, City Recorder

# Pleasant Grove



Utah's City of Trees

## **Water Management and Conservation Plan**

Updated (July 2021):

# **PLEASANT GROVE CITY WATER MANAGEMENT AND CONSERVATION PLAN**

## **INTRODUCTION**

Pleasant Grove City has developed this Water Management and Conservation Plan to meet the requirements of the Utah Water Conservation Plan Act (UC 73-10-32). It was also developed to help the City address its water needs now and in the future.

Pleasant Grove City has designated the Public Works Director as its water conservation coordinator.

## **DESCRIPTION OF PLEASANT GROVE CITY AND ITS WATER SYSTEM**

Prior to the advent of the Mormon pioneers in Utah, there were very few Europeans who had entered the Utah Valley. It was not until 1847 that the valley was really considered for communities.

Soon after the pioneers entered Utah, Brigham Young sent an exploration party to Utah Valley to locate suitable places for settlements. The men stopped at several sites until reaching a beautiful grove of cottonwood trees bordering a clear stream (Grove Creek). After scouting around, they decided that this was a choice location and staked out a town site. Their glowing report of ample water supplies, fertile soil, grass for pasturing cattle, and plentiful fish and game brought the first permanent settlers to the site in September 1850.

Because of Indian trouble, the pioneers built a fort and constructed the first water system which was nothing more than a box flume carrying pure mountain water by each home. At each home there was an opening in the flume where a cover could be lifted and water dipped out and the cover immediately replaced to keep the water clean and pure. This system evolved into the current ditch irrigation system that is used for agricultural and some residential landscaping. This system is owned and operated by the Pleasant Grove Irrigation Company.

Since that time, the City developed a pressurized culinary water system to supply the indoor needs of its residents. This system also serves residential landscape irrigation for those who do not have access to Pleasant Grove Irrigation Company water. Water for this system is supplied by several springs and wells.

The City has also constructed a pressurized secondary irrigation system for non-culinary uses within the City. This system currently serves most of the City's major water users and approximately 90 percent of the City's residential users.

The assets of the former Manila Culinary Water Company have been split between Cedar Hills City and Pleasant Grove City. Pleasant Grove City currently serves the culinary and secondary needs of nearly all its residents. The exceptions are a few served by private wells, a few homes served by

Cedar Hills City and Lindon City by agreement, and some irrigation company shareholders. This Conservation Plan covers all water users within Pleasant Grove City.

The Pleasant Grove City service area is shown in figure 1.

**Figure 1 Pleasant Grove Water System Service Area**

### **Inventory of Water Resources**

Pleasant Grove City's culinary water is obtained from three springs and ten wells. Table 1 shows the sources, their capacity, and their associated primary water right numbers. The City's secondary water is obtained from two wells and surface water from shares owned in various water companies. The City rents varying amounts of additional irrigation company shares each year to supplement their secondary supply. Table 2 shows the secondary sources and associated information. The City owns various additional water rights that can be utilized in both the culinary and secondary irrigation systems.

**Table 1 Culinary Water Sources**

<b>Source</b>	<b>Capacity (gpm)</b>	<b>Primary Water Right Number</b>
Battle Creek Springs	995	55-30
Wade Springs	450	55-4161
Battle Creek Well	1,346	55-5642
Grove Creek Well	650	55-977
Monson Well	1,037	55-704
Anderson Park Well	1,346	55-976
Brimley Well	2,692	55-741
Ekins Well	450	55-793
Gibson Well	3,200	55-793
Adams Well	550	55-4461
Peterson Well	1,200	55-1170
Atwood Well	625	55-710
Wadley Spring	120	55-657

**Table 2 Secondary Water Sources**

Source	Capacity (gpm)	Shares
Cemetery Well	300	-
Fugal Well	500	-
Pleasant Grove Irrigation Company	-	2,389
Provo River Water Users	-	300
Provo Reservoir Canal	-	153
North Union Canal Company	-	84
CUP	-	620

**Water Budgets**

The following is a comparison of culinary water inflows versus outflows for the past several years. The total water supplied is the amount of culinary water diverted from the source while the total water metered is what was delivered to users through a meter. The difference between total water supplied and total water metered is due to unmetered usage, leakage, loss, theft, flushing and firefighting activities.

**Table 3 Culinary Water Balance**

Year	Total Water Supplied (ac-ft)	Total Revenue Water Metered (ac-ft)	Difference (%)
2020	6033	3029	50%
2019	4600	2741	40%
2018	4725	2882	39%
2017	4590	2406	48%
2016	4787	2763	42%
2015	4575	2622	43%

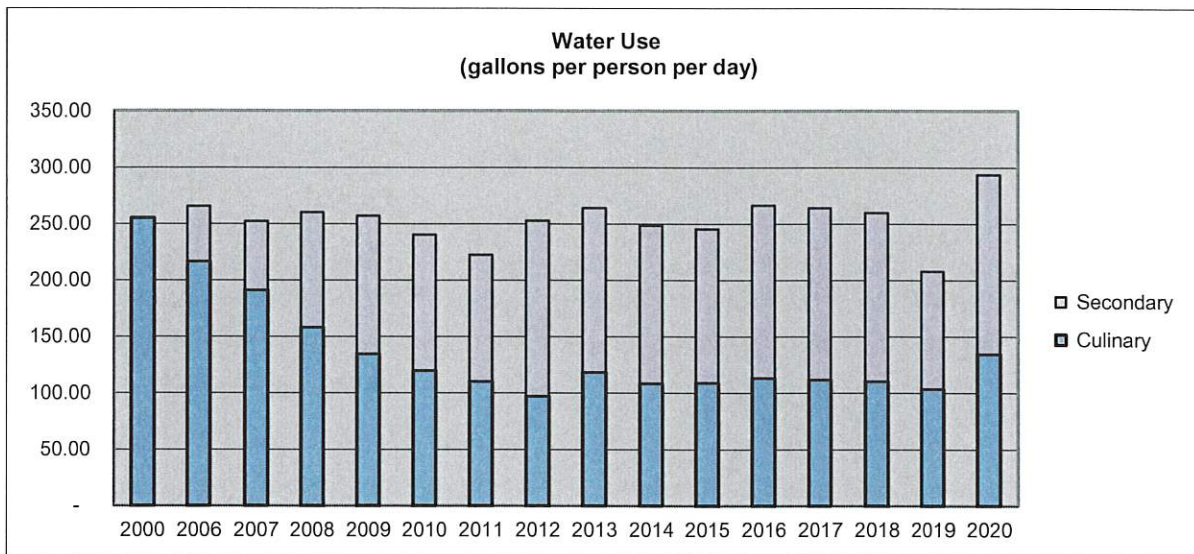
An analysis of the City's secondary water system inflows versus outflows is not included because none of the secondary service connections are metered.

**Present Water Use and Future Water Needs**

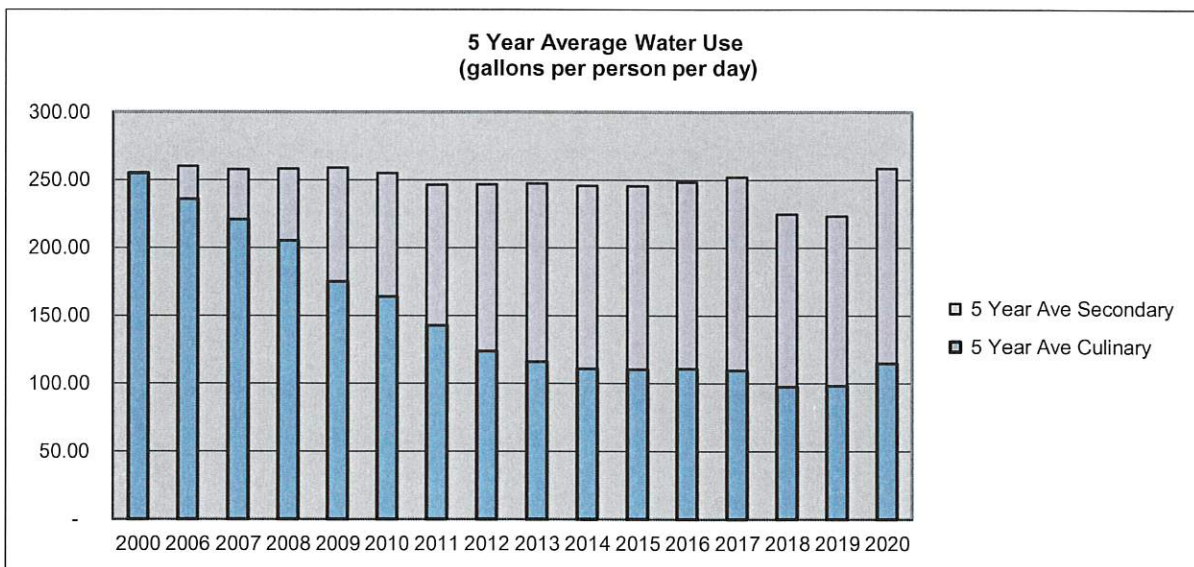
In 2000 the State of Utah set a conservation goal of reducing municipal and industrial water usage by 25 percent.

Total water use in the combined Pleasant Grove City/Manila Culinary Water Company (2000) was approximately 255 gallons of water per capita day (gpcd). This is compared to the statewide average of 293 gpcd (2000) and Utah Lake Basin average of 273 gpcd (2000). Figure 2 and 3 following show the history of per capita water use in Pleasant Grove City since 2000.





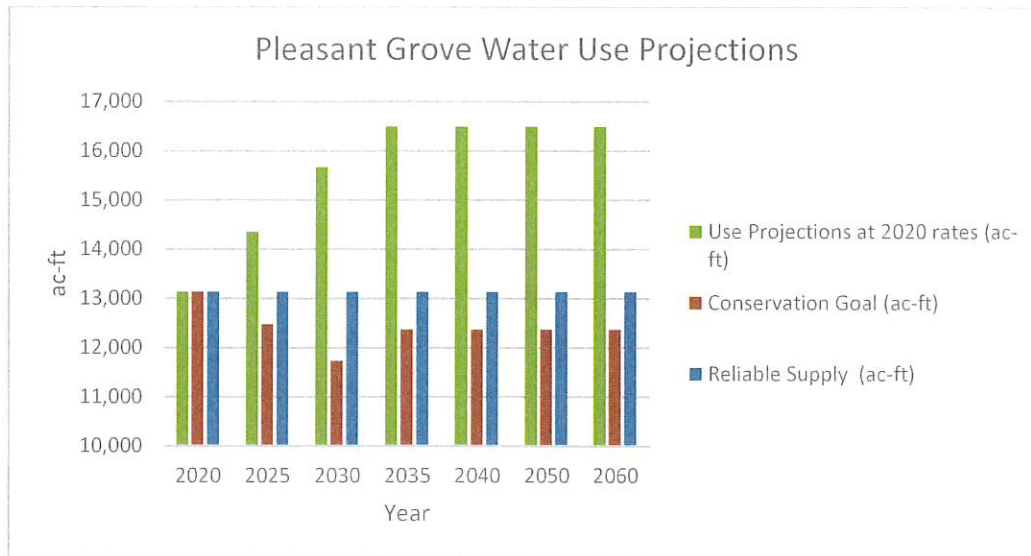
**Figure 2** Yearly per capita water use in Pleasant Grove City



**Figure 3** 5-year average per capita water use in Pleasant Grove City

Total water use in Pleasant Grove City has generally decreased since 2000. Between 2000 and 2019 total water use has decreased 18% by year and 12% by 5 year average. Water use in 2020 was above 2000 usage primarily due to COVID-19 and related restrictions on travel and working from home. It is anticipated that after restrictions are lifted that water use will return to pre-pandemic levels and will continue to decline.

Figure 4 shows the projected water use compared to projected conservation and reliable supply.



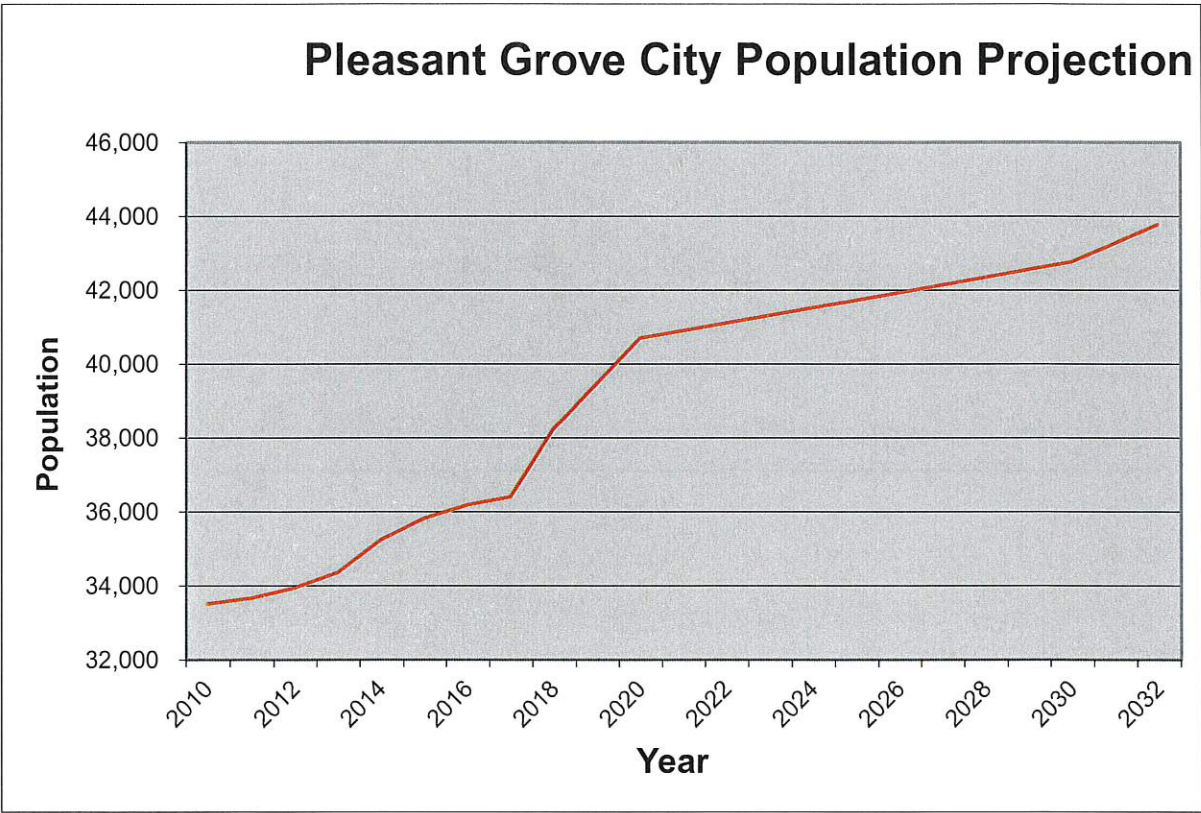
**Figure 4 Pleasant Grove City Water Use Projections**

In 2000 the City operated a single culinary water system that provided both culinary and secondary water to its residents. It was unknown the amount utilized for indoor versus outdoor. Since that time the City has constructed a secondary water system to deliver outdoor irrigation water to a majority of its residents. The decrease in culinary use is attributed to conservation measures implemented since 2000 while the increase in secondary use is assumed to be because of un-metered usage of irrigation water.

Current water users in the City consist of approximately 7,797 residential connections, 1,318 Commercial connections, 30 church connections, and 13 school connections.

Figure 3 shows the population projections for the City through 2040. These projections were obtained from the Mountainland Association of Governments, and actual population growth may vary substantially from this figure. The current population is estimated to be 39,989. Current (2020) water use for this population is approximately 11.74 million gallons per day. The City is projected to reach buildout in 2032 with approximately 42,937 people which would utilize 12.60 million gallons of water per day at current usage rates.

The City's goal of reducing secondary water use by 25 percent in five years is equal to 2.94 million gallons per day. This is enough water to meet the City's projected growth through buildout.



**Figure 3 Pleasant Grove City Population Projection**

## **WATER PROBLEMS, CONSERVATION MEASURES AND GOALS**

### **Problems Identified**

The following lists some of the problems identified by the City during development of the 2014 water conservation plan and the progress achieved on each:

- \$ Leakage within the water system. **The City has maintained a leak detection program and continues to repair leaky pipes. The City implemented a culinary water master plan in 2014 which calls for the systematic replacement of old, leaky, undersized waterlines. This is anticipated to reduce water lost to leaks.**
- \$ Un-metered use of culinary water by City. **The City has connected most of the areas to the secondary system that were planned to be connected other than some City parks and the cemetery.**
- \$ High use of un-metered secondary water. **The City has developed a secondary water meter implementation plan to install meters on its irrigation system and charge a usage based fee to encourage conservation.**

The following lists some of the problems identified by the City during development of the 2021 water conservation plan:

- \$ Leakage within the water system.
- \$ Un-metered use of culinary water by City.
- \$ High use of un-metered secondary water.

### **Water Conservation Goals**

The following goals were set in 2014 to address the problems identified in the previous conservation plan. Following each is an evaluation of whether or not the goal has been met:

- \$ **Goal #1 - Reduce the City's per capita secondary water use by 25 percent in five years and 50 percent in 10 years. (50 percent is based on bringing usage down to original secondary water system design) Between 2014 and 2019 secondary water usage decreased by 7.4%.**
- \$ **Goal #2 - Maintain existing physical leak detection program where listening devices are used to locate leaks which are then repaired. This goal has been mostly implemented. Occasionally the yearly leak survey is not completed due to budget and or time constraints.**

- \$ **Goal #3** – Consider installing secondary water meters when technology is adequately tested and implement a conservation based secondary water rate structure. Budget and plan for eventual water meter installation on the secondary irrigation system. **City has created a secondary irrigation meter plan and is installing meters on all new construction. Metering is included in budget plans for future implementation.**
- \$ **Goal #4** – Install culinary meters on all City owned facilities to better track City conservation efforts and better quantify how much water is lost through leakage and loss. **Only partially implemented.**
- \$ **Goal #5** – Continue waterline replacement program to replace leaking lines. **This goal has been implemented.**

The following goals have been set to address the problems identified in the 2014 conservation plan:

- \$ **Goal #1** - Reduce the City's per capita secondary water use by 25 percent in five years and 50 percent in 10 years (2000 baseline). (50 percent is based on bringing usage down to original secondary water system design)
- \$ **Goal #2** - Maintain existing physical leak detection program where listening devices are used to locate leaks which are then repaired.
- \$ **Goal #3** – Implement secondary irrigation metering plan.
- \$ **Goal #4** – Install culinary meters on all City owned facilities to better track City conservation efforts and better quantify how much water is lost through leakage and loss.
- \$ **Goal #5** – Continue waterline replacement program to replace leaking lines.



## **CURRENT CONSERVATION PRACTICES**

The City has initiated several conservation practices to decrease culinary water usage. These practices are listed below:

- \$ Conservation rate structure. The City has adopted a culinary conservation rate structure to encourage water savings and ensure the system remains financially viable. The rate structure is set up to be reviewed and updated every year.
- \$ Watering schedules. During times of water shortages, the City has and will continue to implement watering schedules. They have tried various different schedules and have found the most successful schedules are when watering is alternated with odd number addresses irrigating on Monday, Wednesday, & Friday and even number addresses watering on Tuesday, Thursday & Sunday. Saturdays are reserved for large water users.
- \$ Water education programs. The City maintains an education program through its web site, flyers with water bills, and school presentations.
- \$ Leak detection program. The City maintains a leak detection program and has located and fixed many leaks in their system.

## **CURRENT WATER RATES**

Pleasant Grove City recently modified its rate structure to encourage water conservation. Table 4 shows the rate structure history and proposed future updates. The City Council intends to review and update the usage fees on a yearly basis.

**Table 4 Culinary Water Rate Structure**

<b>Year</b>	<b>Base Rate</b>	<b>Base Quantity (gallons)</b>	<b>Overage Rate (per 1000 gallons)</b>
2019	\$21.85	5000	\$2.65 to \$5.53
2020	\$22.94	5000	\$2.78 to \$5.81

## **ADDITIONAL CONSERVATION MEASURES**

The City will continue its current conservation measures and track them to evaluate their effectiveness. As needed, new conservation measures will be implemented.

## **IMPLEMENTING AND UPDATING THE WATER CONSERVATION PLAN**

The City's water conservation plan will be reviewed on a yearly basis to track progress toward its goal. This will be done in January of each year in conjunction with its well and water rights reports.

This plan will be updated and resubmitted to the Division of Water Resources in December of 2025 as required by legislative House Bill 153. The ordaining ordinance for the water conservation plan is included in Appendix A.

A copy of this water management and conservation plan will be available for public review as part of a required public meeting to discuss and adopt the plan by resolution.

# Entity: Pleasant Grove

## Body: City Council

<b>Subject:</b>	Other
<b>Notice Title:</b>	City Council Meeting Agenda
<b>Meeting Location:</b>	108 S 100 E Pleasant Grove UT 84062
<b>Event Date &amp; Time:</b>	January 4, 2022 January 4, 2022 04:30 PM - January 4, 2022 09:00 PM
<b>Description/Agenda:</b>	<p style="text-align: center;">NOTICE OF PUBLIC MEETING OF THE PLEASANT GROVE CITY COUNCIL</p> <p>Notice is hereby given that the Pleasant Grove City Council will hold a Work Session meeting at 4:30 p.m. on January 4, 2022 in the Community Room 108 S 100 E, prior to the regular City Council meeting at 6:00 p.m. This is a public meeting and anyone interested is invited to attend, however, Work Sessions are not designed to hear public comment or take official action.</p> <p>AGENDA 4:30 P.M. WORK SESSION: PLEASE NOTE THE WORK SESSION IS CANCELLED 6:00 P.M. REGULAR CITY COUNCIL</p> <ol style="list-style-type: none"><li>1. CALL TO ORDER</li><li>2. PLEDGE OF ALLEGIANCE</li><li>3. OPENING REMARKS</li><li>4. APPROVAL OF MEETING AGENDA</li><li>5. ADMINISTRATING OATH OF OFFICE to Mayor Elect Guy L. Fugal and Elected City Council Members Dianna Andersen and Todd Williams who will serve 4-year terms in their respective office.</li><li>6. OPEN SESSION</li><li>7. CONSENT ITEMS: (Consent items are only those which have been discussed beforehand, are non-controversial and do not require further discussion)<ol style="list-style-type: none"><li>a. City Council Minutes: Joint City Council and Alpine School District Minutes for the Nov. 29, 2021 meeting. City Council Minutes for the December 7, 2021 meeting.</li></ol></li></ol>



City Council Minutes for the December 20, 2021 meeting.

- b. To consider approval of Change Order No. 1 and Pay Request No. 1 for Skyline Electric Company for the 1800 N 100 E Traffic Signal Project.
- c. To consider approval of Final Payment request for Silver Spur Construction for the Mill Ditch Enclosure Project.
- d. To consider approval of Payment Approval Reports for December 16 and 29, 2021.

PLEASE NOTE: THE ORDER OF THE FOLLOWING ITEMS MAY BE SUBJECT TO CHANGE.

- 8. BOARD, COMMISSION, COMMITTEE APPOINTMENTS:
  - A. Nomination and Appointment of Mayor Pro-Tempore.

- 9. PRESENTATIONS:
  - A. Pleasant Grove Lions Club Presentation.

- 10. PUBLIC HEARING ITEMS:
  - A. Public Hearing to consider for adoption an Ordinance (2022-1) updating the Water Conservation Plan and providing an effective date. Presenter: Director Beaumont
  - B. Public Hearing to consider for adoption an Ordinance (2022-2) to apply the MD (Manufacturing Distribution) Zone to approximately 7.8 acres on property currently zoned BMP (Business and Manufacturing Park) Zone, located at approximately 749 West Sam White Lane. (SAM WHITE LANE NEIGHBORHOOD) (Galloway and Company Inc. Applicant) Presenter: Director Cardenas
  - C. Public Hearing to consider for adoption an Ordinance (2022-3) to amend the Pleasant Grove City General Plan by modifying the Land Use Map and the Land Use Table in Chapter 2: Land Use, Exhibit 5 Land Use Map (page 20). (CITY WIDE) (Pleasant Grove City Applicant) Presenter: Director Cardenas

- 11. ACTION ITEMS READY FOR VOTE:
  - A. To consider for adoption a Resolution (2022-01) authorizing the Mayor to enter into a Lease-Purchase Agreement with US Bank for the purpose of acquiring Public Safety Vehicles, Computers and Fitness Equipment; and authorizing the execution and delivery thereof; and providing for an effective date. Presenter: Director Roy
  - B. To consider for adoption a Resolution (2022-02) authorizing the Mayor to execute a contract with Landmark Design, Inc. ('Landmark') to provide professional and technical services as a Consultant to complete an update to the Pleasant Grove City General Plan and provide for an effective date. Presenter: Director Cardenas
  - C. To consider for approval a 3-lot, 1-parcel final commercial subdivision plat, called Valley Grove Business Park Plat 'O' on property located at approximately 2315 West 700 South in the Grove Zone - Interchange Subdistrict, GBP (Grove Business Park) Overlay. (SAM WHITE'S LANE NEIGHBORHOOD) (St. John Properties Applicant) Presenter: Director Cardenas
  - D. To consider for approval a site plan for a two-story, single-tenant car dealership building on property located at approximately 2265 West 700 South

in The Grove Zone - Interchange Subdistrict. (SAM WHITE'S LANE NEIGHBORHOOD) (Drake Real Estate Services Applicant) Presenter: Director Cardenas

E. To consider for adoption a Resolution (2022-03) authorizing the Mayor to sign a Betterment Agreement with the Utah Department of Transportation (UDOT) for the Pleasant Grove Interchange Area Capacity Improvement Project located generally at Pleasant Grove Blvd and North County Blvd in Pleasant Grove, Utah County, Utah and provide for an effective date.

Presenter: Director Beaumont

F. To consider for adoption a Resolution (2022-04) authorizing the Mayor to sign a Sales Contract (.24 acres) and accompanying Quit Claim Deed and a Temporary Construction Easement and a Permanent Utility Easement in favor of the Utah Department of Transportation (UDOT) regarding the PG Interchange Area Capacity Improvement Project located along North County Blvd. and Pleasant Grove Blvd.. In Pleasant Grove, Utah County, Utah and provide for an effective date.

Presenter: Director Beaumont

G. To consider for adoption an Ordinance (2022-4) adopting the Public Works Emergency Response Plan for the Culinary Water System and provide for an effective date. Presenter: Director Beaumont

H. To consider awarding Cody Ekker Construction the 800 North Storm Drain Project bid with a Total Bid Price of \$194,700 and Authorize the Mayor to Sign the Notice of Award and Authorize the Mayor to Sign the Notice to Proceed and Agreement Upon Receipt and Approval of Final Contract Documents. Presenter: Director Beaumont.

I. To consider awarding S & L Inc. the Boulevard Well Site Preparation Project bid with a Base Bid and Additive Price of \$83,500 and Authorize the Mayor to Sign the Notice of Award and Authorize the Mayor to Sign the Notice to Proceed and Agreement Upon Receipt and Approval of Final Contract Documents. Presenter: Director Beaumont.

J. To consider for adoption a Resolution (2022-05) authorizing the Mayor to sign a Development Agreement with Gerald and Cindy Boyd/ Boyd Family Trust U/A/D March 15, 2019, regarding a two lot subdivision development project located at approximately 668 West 4000 North, Pleasant Grove Utah, and provide for an effective date. Presenter: Director Beaumont

K. To consider for adoption a Resolution (2022-06) authorizing the Mayor to declare 18 - Lenovo M715 computers and 5 - HP Z240 computers as surplus and directs that they be disposed of according to the City's policy for disposing of surplus property and provide for an effective date. Presenter: Administrator Darrington

12. ITEMS FOR DISCUSSION:

A. Continued Items from the Work Session if needed.

13. REVIEW AND DISCUSSION ON THE JANUARY 18, 2022 CITY COUNCIL MEETING AGENDA.

14. MAYOR AND COUNCIL BUSINESS.

15. SIGNING OF PLATS.

16. REVIEW CALENDAR.

## 17. ADJOURN.

## CERTIFICATE OF POSTING:

I certify that the above notice and agenda were posted in three public places within Pleasant Grove City limits and on the State (<http://pmn.utah.gov>) and City ([www.plgrove.org](http://www.plgrove.org)) websites.

Posted by: /s/ Kathy T. Kresser, City Recorder

Date: December 30, 2021

Time: 12:00 p.m.

Place: City Hall, Library and Community Room 108 S 100 E.

\*Note: If you are planning to attend this public meeting and due to a disability, need assistance in understanding or participating in the meeting, please notify the City Recorder, 801-785-5045, forty-eight hours in advance of the meeting and we will try to provide whatever assistance may be required.

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**Notice of Special Accommodations:**

NOTE: If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City Recorder, 801-785-5045, forty-eight in advance of the meeting and we will try to provide whatever assistance may be required.

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**Notice of Electronic or telephone participation:**

NA

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**Other information:**

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**Contact Information:**

Kathy Kresser  
(801)785-5045  
[kkresser@pgcity.org](mailto:kkresser@pgcity.org)

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**Posted on:**

December 30, 2021 11:08 AM

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**Last edited on:**

January 06, 2022 09:50 AM

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Printed from Utah's Public Notice Website (<http://pmn.utah.gov/>)

**Pleasant Grove City  
City Council Meeting Minutes  
Regular Session  
January 4, 2022  
6:00 p.m.**

Mayor: Guy L. Fugal

Council Members: Dianna Andersen  
Brent Bullock  
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, Fire Chief  
Denise Roy, Finance Director

Excused: Sheri Britsch, Library Director

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

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**6:00 P.M. REGULAR CITY COUNCIL MEETING**

**1) CALL TO ORDER**

Mayor Guy Fugal called the meeting to order. All City Council Members were 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 Williams.

4) **APPROVAL OF MEETING AGENDA**

City Administrator, Scott Darrington reported that Item 10B on the City Council Meeting Agenda would be continued and Item 11J would be discussed first.

~~**ACTION:**~~ Council Member Jensen moved to APPROVE the City Council Meeting Agenda, as amended. Council Member Williams seconded the motion. The motion carried unanimously with Council Members Andersen, Bullock, Jensen, LeMone, and Williams voting "Aye".

5) **ADMINISTRATING OATH OF OFFICE TO MAYOR ELECT GUY L. FUGAL AND ELECTED CITY COUNCIL MEMBERS, DIANNA ANDERSEN AND TODD WILLIAMS, WHO WILL SERVE FOUR-YEAR TERMS IN THEIR RESPECTIVE OFFICES.**

The Oath of Office was administered to Mayor Fugal, Council Member Andersen, and Council Member Williams. Council Member Williams thanked the Mayor, the Council, and City Staff. He looked forward to serving the City for the next four years. Council Member Andersen stated that it was an honor to serve. She recognized the sacrifices made by City Staff and was grateful to serve with the other Council Members. The Council had accomplished a great deal but there was still more to do. Mayor Fugal did not know where the last four years had gone but he looked forward to the next four years. There had been some great accomplishments. He noted that it was important to continue to improve the City and bring people together. Mayor Fugal was thankful for the opportunity to serve and thanked Council Members for their dedication.

6) **OPEN SESSION**

*Jana Porter* reported that she has lived in Pleasant Grove for 14 years. She wondered if a compromise could be reached with the tennis courts at Discovery Park. Ms. Porter expressed gratitude for the tennis court upkeep and lighting schedule. However, she had heard that there was a desire to change the two middle tennis courts to pickleball courts. She felt that was the wrong decision as there were a lot of places to play pickleball but only six tennis courts in Pleasant Grove. One possible compromise would be to paint pickleball lines on the tennis courts instead of tearing out the tennis courts completely.

*Jon Hawkins* stated that the Legislative Session would start in two weeks. He was mostly working on requests for appropriations, but there was also some policy legislation to be done. For instance, an Election Integrity Bill that would strengthen the election process. Mr. Hawkins noted that the American public has lost confidence in the election system. There was an opportunity for Utah to create policy that would strengthen the integrity of the elections. Council Member Andersen felt it was important to feel confident in the election process. There had been a lot of improvements, especially in Utah, but she wanted to make sure that all ballots are correct. Mr. Hawkins noted that there was movement to clean up the lists to ensure that people are voting in the correct

precincts. Mr. Hawkins stated that he would focus on improved communication with the City Council.

*Brooke* reported that she is on the high school tennis team and has participated in numerous leagues and tournaments. She uses the Discovery Park tennis courts often but much of the time the courts are occupied with private tennis lessons or other players. It would be beneficial to keep the tennis courts and not turn them into pickleball courts. Council Member Jensen asked about the private tennis lessons. He wondered if there were regulations against that. Administrator Darrington did not believe private lessons were allowed on those courts. He added that the tennis courts at the high school are also available for public use.

*Sam de Hoyos* identified himself as the high school tennis coach and stated that has been coaching there for the last 16 years. While pickleball is a popular sport, there are concerns that tennis courts would be lost as a result. Mr. de Hoyos noted that the City is growing, and he did not think it was a good idea to reduce the number of tennis courts available. There are other opportunities to play pickleball elsewhere in the City. Mr. de Hoyos reported that he has been in charge of the Strawberry Days Tennis Tournament with the City for many years and the tournament has grown. This resulted in the need to use other courts, but it would be ideal to keep the tournament in Pleasant Grove. He did not want to lose two tennis courts within the City.

*Heidi Dibb* reported that she has been a citizen of Pleasant Grove for 31 years and three of her children were on the tennis team. She was opposed the removal of the tennis courts for pickleball courts. The courts are always taken and to use the courts at the high school, those interested needed to get keys from the Recreation Center. The junior high school courts are falling apart and are not open to the public. There are not a lot of opportunities in the City to play tennis and those interested often need to visit neighboring cities.

*Johnny Dibb* reported that he learned to play tennis on the Discovery Park tennis courts. Tennis is one of his passions and he has practiced there many times over the years. However, there are times when there are not enough courts to play on. That means that people either need to wait for a court to become available or return the following day. Mr. Dibb stressed the importance of keeping the tennis courts in the City.

*Carter Wimmer*, a senior at Pleasant Grove High School, stated that he has been playing tennis for four years. The biggest issue with tennis is being finding a place to play. He has gone to the Discovery Park tennis courts for as long as he could remember, because the high school courts are difficult to access. There is often a long wait for courts at Discovery Park, even at night. Taking away two of the courts there would make the wait times much longer. He asked that the City Council consider keeping the tennis courts.

*Brett Wimmer* commented that he was a citizen of Pleasant Grove. He felt it was important that the Council understand that there are no lights at the high school tennis courts. Anyone who wants to play after school or work plays at the Discovery Park tennis courts due to the lighting. Mr. Wimmer believed the tennis courts need to remain. He appreciated that pickleball is popular, but tennis also needs space, especially since tennis is a high school sport.

There were no further public comments.

7) **CONSENT ITEMS**

- A. **City Council Minutes:**  
**Joint City Council and Alpine School District Minutes of November 29, 2021.**  
**City Council Minutes from the December 7, 2021, Meeting.**  
**City Council Minutes from the December 20, 2021, Meeting.**
- B. **To Consider Approval of Change Order No. 1 and Pay Request No. 1 for Skyline Electric Company for the 1800 North 100 East Traffic Signal Project.**
- C. **To Consider Approval of Final Payment Request for Silver Spur Construction for the Mill Ditch Enclosure Project.**
- D. **To Consider Approval of Payment Approval Reports for December 16 and December 29, 2021.**

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

8) **BOARD, COMMISSION, COMMITTEE APPOINTMENTS**

- A. **Nomination and Appointment of Mayor Pro-Tempore.**

There was discussion regarding a nomination for Mayor Pro-Tempore. Council Member Jensen nominated Brent Bullock, which was received favorably by the Council Members.

**ACTION:** Council Member Williams moved to APPOINT Council Member Bullock as Mayor Pro-Tempore. Council Member Andersen seconded the motion. The motion carried unanimously with Council Members Andersen, Bullock, Jensen, LeMone, and Williams voting "Aye".

9) **PRESENTATIONS**

- A. **Pleasant Grove Lions Club Presentation.**

Rick Moore introduced himself and reported that he has been a Lion for over 30 years and is the First District Vice-Governor. He was serving as the District Governor Elect for the coming year. Additionally, he was an Associate Member of the Pleasant Grove Lions Club and a member of the Payson Lions Club. Mr. Moore reported that there has been a Club in Pleasant Grove since 1929 and it was later rechartered under a different name. Over the years, the Pleasant Grove Lions Club had been active in the community. For instance, the Lions Club previously participated in the Community Fair, built a sign at the south City entrance, completed a sign project at American Fork Canyon to guide tourists towards Pleasant Grove, and participated in the Heritage Festival. A lot of clubs lately had gotten away from doing service projects within communities, but the Lions Club wanted to focus on doing more service projects in the future.

The Pleasant Grove Lions Club formally invited the Council Members to a dinner thanking them for their service. Jo Taylor distributed invitations and thanked the Council for their support over the years. Mayor Fugal thanked Mr. Moore and Ms. Taylor for their presentation. The City Council appreciated what the Pleasant Grove Lions Club has done over the years to benefit the community.

## **10) PUBLIC HEARING ITEMS**

### **A. Public Hearing to Consider for Adoption an Ordinance (2022-1) Updating the Water Conservation Plan and Providing an Effective Date. *Presenter: Director Beaumont.***

Public Works Director, Marty Beaumont reported that the Water Conservation Plan was an important part of what the City was required to do. The State requires there be a plan in place to ensure that the City does not run out of water. Every five years, the City is asked to update the Water Conservation Plan. The last update took place in 2014. Director Beaumont felt that the City was doing well with regard to the water rights that are available and the way the systems are being run. He noted that a bid to drill a new well was currently out and the well drilling project should be awarded on January 18, 2022. It will increase some of the water sources.

Director Beaumont overviewed the water conservation goals:

- Reduce the City's per capita secondary water use by 25% in five years and 50% in 10 years;
- Maintain existing physical leak detection program, where listening devices are used to locate leaks, which are then repaired;
- Implement secondary irrigation metering plan;
- Install secondary irrigation meters on all City owned facilities to better track City conservation efforts and better quantify how much water is lost through leakage and loss; and
- Continue waterline replacement program to replace leaking lines.

Council Member Bullock was surprised that the cemetery and some of the parks were not on secondary water. Director Beaumont explained that there are a lot of costs associated with switching to secondary. The way the cemetery and parks function currently was not a detriment to the culinary water system. However, at some point, those discussions would take place. Director Beaumont reported that meters are costly, and the current estimate was approximately \$8 million to install secondary water meters in the system. It was not a cost that could be ignored, but there are grant programs and money available through the State for loans. It was something to explore further in the future.

Council Member LeMone wondered if it would be possible to prepare cost estimates so there could be a phased approach. Director Beaumont stated that a plan could be put in place. He noted that certain areas, such as the older parks, do not have one point source and a new irrigation system would be needed. There are significant costs that go beyond the connections, but the Public Works Department could prepare a phased plan with the assistance of the Parks Department. Council Member LeMone thanked Director Beaumont.



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

**ACTION:** Council Member Jensen moved to ADOPT Ordinance (2022-1) Updating the Water Conservation Plan and providing an effective date. Council Member Bullock seconded the motion. The motion carried unanimously with Council Members Andersen, Bullock, Jensen, LeMone, and Williams voting “Aye”.

**B. Public Hearing to Consider for Adoption an Ordinance (2021-2) to Apply the MD (Manufacturing Distribution) Zone to Approximately 7.8 Acres on Property Currently Zoned BMP (Business and Manufacturing Park) Zone, Located at Approximately 749 West Sam White Lane. (SAM WHITE LANE NEIGHBORHOOD) (Galloway and Company Inc. Applicant) Presenter: Director Cardenas. *\*\*The applicant withdrew the application for the above item.***

**C. Public Hearing to Consider for Adoption an Ordinance (2022-3) to Amend the Pleasant Grove City General Plan by Modifying the Land Use Map and the Land Use Table in Chapter 2: Land Use, Exhibit 5 Land Use Map (Page 20). (CITY WIDE) (Pleasant Grove City Applicant) Presenter: Director Cardenas.**

Community Development Director, Daniel Cardenas reported that the above item relates to Chapter 2 of the Pleasant Grove City General Plan, which focuses on Land Use. He explained that there is a Low-Density Residential category that include:

- R1-10 (4 units per acre);
- R1-12 (3 units per acre); and
- R1-15 (2 units per acre).

The General Plan included visual aids, such as a Land Use Map and a Land Use Table. Director Cardenas noted that there were clerical errors in the visual aids and the amendment would correct those errors. He added that the item was discussed by the Planning Commission and there was a unanimous recommendation of approval to the City Council.

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

**ACTION:** Council Member Andersen moved to ADOPT Ordinance (2022-3) to Amend the Pleasant Grove City General Plan by modifying the Land Use Map and the Land Use Table in Chapter 2: Land Use, Exhibit 5 Land Use Map (Page 20). Council Member Jensen seconded the motion. The motion carried unanimously with Council Members Andersen, Bullock, Jensen, LeMone, and Williams voting “Aye”.

11) **ACTION ITEMS READY FOR VOTE**

- A. To Consider for Adoption a Resolution (2022-01) Authorizing the Mayor to Enter into a Lease-Purchase Agreement with US Bank for the Purpose of Acquiring Public Safety Vehicles, Computers and Fitness Equipment; and Authorizing the Execution and Delivery Thereof; and Providing for an Effective Date. *Presenter: Director Roy.***

Finance Director, Denise Roy reported that the City enters into an Equipment Lease each year. There are two for the current year and they were included in the packet for review. The first Lease-Purchase Agreement was for \$282,000 with an interest rate of 1.188% for three years. That would cover eight Police vehicles, recreation exercise equipment, and computer purchases. The second Lease-Purchase Agreement was for seven years for \$955,000 with an interest rate of 1.808%. That agreement was for the new fire engine, which was currently being built and would be ready in February or March 2022. Director Roy reported that there had been a competitive bid and US Bank offered the lowest interest rate.

**ACTION:** Council Member Williams moved to ADOPT Resolution (2022-01) authorizing the Mayor enter into a Lease-Purchase Agreement with US Bank for the purpose of acquiring Public Safety Vehicles, computers, and fitness equipment; and authorizing the execution and delivery thereof; and providing for an effective date. Council Member Bullock seconded the motion. The motion carried unanimously with Council Members Andersen, Bullock, Jensen, LeMone, and Williams voting "Aye".

- B. To Consider for Adoption a Resolution (2022-02) Authorizing the Mayor to Execute a Contract with Landmark Design, Inc. ("Landmark") to Provide Professional and Technical Services as a Consultant to Complete an Update to the Pleasant Grove City General Plan and Provide for an Effective Date. *Presenter: Director Cardenas.***

Director Cardenas reported that interviews were conducted with several firms and Landmark Design, Inc. was selected to update the Pleasant Grove City General Plan. Sam Taylor would be the Architect Director Cardenas would work with. Council Member Williams asked about the cost of the General Plan updates. Administrator Darrington reported that it would cost approximately \$80,000 and the General Plan was last updated in 2007.

Director Cardenas explained that the intent was to have the updates completed by fall 2022. There was a schedule included in the packet. However, there was a meeting scheduled with Landmark Design the following week and the schedule would need to be updated. Administrator Darrington stated that the initial schedule assumed that work would start the first part of December 2021. Due to the holidays, it made more sense to start the process in January 2022 instead. The revised schedule would be shared with the City Council following the meeting with Landmark Design. Director Cardenas would update the Council throughout the process.

Council Member Williams wondered what staff expected to learn during the General Plan process. Director Cardenas expected to learn what Pleasant Grove residents want and how to best approach

the issues facing the City. Council Member Williams asked about the anticipated changes to the General Plan. Director Cardenas believed there would be a focus on The Grove as well as redevelopment. Administrator Darrington felt there would be discussions related to residential densities as well. Council Member Williams pointed out that most of the City was already built out. He wasn't certain that much could be done from a residential density standpoint. Administrator Darrington explained that the undeveloped land would be considered as well as future redevelopment. A significant part of the process would include feedback from residents to better understand what they want in the City. Director Cardenas mentioned population growth and noted that it was important to determine where that growth was desired.

**ACTION:** Council Member Jensen moved to ADOPT Resolution (2022-02) authorizing the Mayor to execute a contract with Landmark Design, Inc. ("Landmark") to provide Professional and Technical Services as a Consultant to complete an update to the Pleasant Grove City General Plan and provide for an effective date. Council Member Andersen seconded the motion. The motion carried unanimously with Council Members Andersen, Bullock, Jensen, LeMone, and Williams voting "Aye".

- C. To Consider for Approval a Three-Lot, One-Parcel Final Commercial Subdivision Plat, Called Valley Grove Business Park Plat 'O' on Property Located at Approximately 2315 West 700 South in The Grove Zone – Interchange Subdistrict, GBP (Grove Business Park) Overlay. (SAM WHITE'S LANE NEIGHBORHOOD) (St. John Properties, Applicant).  
*Presenter: Director Cardenas.***

Director Cardenas reported that the above matter involves a one-parcel commercial subdivision plat. He explained that an area was recently annexed into the City. He identified the area on a map for reference. The applicant proposed that smaller lots be created from one existing lot, which would create three lots (Lot 28, Lot, 29 and Lot 30) and one parcel. The purpose was for future commercial development. Council Member Williams wondered if there was access to Lot 30. Director Cardenas confirmed there was and explained that access was through an easement on the east side of the property. Director Beaumont added that the easement would give the property owner access through the parking lot.

**ACTION:** Council Member Williams moved to APPROVE a three-lot, one-parcel Final Commercial Subdivision Plat, called Valley Grove Business Park Plat 'O' on property located at approximately 2315 West 700 West in The Grove Zone – Interchange Subdistrict. Council Member Jensen seconded the motion. The motion carried unanimously with Council Members Andersen, Bullock, Jensen, LeMone, and Williams voting "Aye".

- D. To Consider for Approval a Site Plan for a Two-Story, Single-Tenant Car Dealership Building on Property Located at Approximately 2265 West 700 South in The Grove Zone – Interchange Subdistrict. (SAM WHITE'S LANE NEIGHBORHOOD) (Drake Real Estate Services, Applicant) *Presenter: Director Cardenas.***

Director Cardenas noted that Lot 30, which was previously discussed, is a commercial lot. The

Site Plan for the current item was for a two-story, single-tenant car dealership building on that lot. There would be full frontage to the freeway and access to the site would be to the north and through the easements. While there was no frontage to a public street, there was full access available. Director Cardenas explained that the Site Plan the applicant provided included more parking and landscaping than required. For instance, instead of the 17 trees required, there were 21 planned. He felt the applicant had made an effort to ensure that the area was aesthetically pleasing. Director Cardenas noted that the applicant had been conservative with open areas, because of an area that belongs to The Utah Department of Transportation ("UDOT"). He explained that the applicant needed to work around that and still meet all setback requirements. Director Cardenas believed the end result would be positive.

There were more parking stalls proposed than required because it is a car dealership. Director Cardenas reported that there would be 247 stalls in total. 90 stalls would be for customers, 129 would be for new vehicles and 28 stalls would be dedicated as charging stations. The project went through the Design Review Board ("DRB") and revisions were made to meet the Code. The DRB and the Planning Commission unanimously recommended approval.

Daniel Thomas reported that the application is for Tesla. He explained that Tesla would not be the owner but would be the tenant. The developer had already ordered all of the steel for the building. The approved Plat needs to be recorded in order for the developer to close on the land. That needed to be done soon. Mr. Thomas explained that there would be stiff penalties if the Tesla dealership is not built and opens in 2022. The project was ready to move forward.

**ACTION:** Council Member Williams moved to APPROVE a Site Plan for a two-story, single-tenant car dealership building on property located at approximately 2265 West 700 South in The Grove Zone – Interchange Subdistrict. Council Member Bullock seconded the motion. The motion carried unanimously with Council Members Andersen, Bullock, Jensen, LeMone, and Williams voting "Aye".

- E. **To Consider for Adoption a Resolution (2022-03) Authorizing the Mayor to Sign a Betterment Agreement with the Utah Department of Transportation ("UDOT") for the Pleasant Grove Interchange Area Capacity Improvement Project Located Generally at Pleasant Grove Boulevard and North County Boulevard in Pleasant Grove, Utah County, Utah and Provide for an Effective Date. Presenter: Director Beaumont**

Director Beaumont discussed the improvement project for Pleasant Grove and North County Boulevards. UDOT was working on the property acquisitions needed to begin those improvements. The intention was to have the project out to bid in the next month or so with construction to begin in March or April 2022. Director Beaumont reported that there were property acquisitions that UDOT was still working to finalize.

The Betterment Agreement was related to the improvements that would be done. For instance, there would be an overlay on the southbound lanes on Pleasant Grove Boulevard. Additionally, the curb, gutter, and trail would be redone. Director Beaumont explained that the City had been working with the Wagner Commercial Development on modifications to their Landscaping Plan

and frontage. This would ensure that the widening required by UDOT could be accommodated. He noted that it would be best for the northbound lanes to be completed at the same time as the southbound lanes. Another part of the Betterment Agreement pertained to streetlights. There were currently streetlights missing and to make sure both sides are symmetrical, three additional streetlights need to be installed. The overall Betterment Agreement cost was approximately \$86,000 with \$11,000 of that related to the streetlights.

Mayor Fugal asked for clarification on the northbound lanes. Director Beaumont explained that the only thing UDOT would do northbound was redo some of the ADA ramps that were not ADA-compliant based on current standards. With the two southbound lanes, UDOT would move the entire curb over, mill the area, and put in a two-inch overlay. The micro-seal project that was under contract with Geneva Rock had been coordinated with the UDOT project. Mayor Fugal wondered if it would be possible to do the northbound lanes at the same time as the southbound lanes. Director Beaumont clarified that UDOT would pay for the southbound area and the City would pay for the northbound milling and paving.

Mayor Fugal asked if certain intersections were signaled. Director Beaumont explained that 700 North would be signaled with the project and 1300 West was planned to be signaled in the future. Council Member Williams noted that the congestion in the project area was a common complaint from residents. Director Beaumont stated that there may be further improvements made in the future, but the current focus was to improve Pleasant Grove Boulevard to the interchange. There would also be improvements down North County Boulevard. Discussions were had about future plans for the area. Director Beaumont hoped the UDOT project would be completed by October 2022.

**ACTION:** Council Member Bullock moved to ADOPT Resolution (2022-03) authorizing the Mayor to sign a Betterment Agreement with the Utah Department of Transportation (“UDOT”) for the Pleasant Grove Interchange Area Capacity Improvement Project located generally at Pleasant Grove Boulevard and North County Boulevard in Pleasant Grove, Utah County, Utah and provide for an effective date. Council Member Williams seconded the motion. The motion carried unanimously with Council Members Andersen, Bullock, Jensen, LeMone, and Williams voting “Aye”.

- F. To Consider for Adoption a Resolution (2022-04) Authorizing the Mayor to Sign a Sales Contract (0.24 acres) and Accompanying Quit Claim Deed and a Temporary Construction Easement and a Permanent Utility Easement in Favor of the Utah Department of Transportation (“UDOT”) Regarding the PG Interchange Area Capacity Improvement Project located along North County Boulevard and Pleasant Grove Boulevard in Pleasant Grove, Utah County, Utah and Provide for an Effective Date. Presenter: Director Beaumont**

Director Beaumont clarified that the area is 0.024 acres in size and not 0.24 acres. It was 1,024 square feet. The parcel is owned by the City and is a planned regional detention facility. With what is needed to accommodate the design, a few feet along the back of the sidewalk need to be acquired to relocate the curb and push everything back, which would accommodate the lane configuration. The Resolution would grant the 1,024 square-foot property a temporary

construction easement of approximately 3,000 square feet and a permanent Public Utility easement. For that, there was a value of \$58,700 for the property and the easements on the property. There would be a slight impact to the detention facility, but it would not be significant. The City could accommodate the detention needs on the property without the 0.024-acre.

**ACTION:** Council Member LeMone moved to ADOPT Resolution (2022-04) authorizing the Mayor to sign a Sales Contract (0.024 acres) and accompanying Quit Claim Deed and a Temporary Construction Easement and a Permanent Utility Easement in favor of the Utah Department of Transportation (“UDOT”) regarding the PG Interchange Area Capacity Improvement Project located along North County Boulevard and Pleasant Grove Boulevard in Pleasant Grove, Utah County, Utah and provide for an effective date. Council Member Jensen seconded the motion. The motion carried unanimously with Council Members Andersen, Bullock, Jensen, LeMone, and Williams voting “Aye”.

**G. To Consider for Adoption an Ordinance (2022-4) Adopting the Public Works Emergency Response Plan for the Culinary Water System and Provide for an Effective Date. Presenter: Director Beaumont.**

Director Beaumont reported that the City is required to have an Emergency Response Plan for the Culinary Water System. The document pulled together all of the necessary information, such as how to deal with issues, how to handle large-scale events with regard to the culinary water system, the water sources, tanks, and who to contact. The Emergency Response Plan would ensure that the City has a document outlining how to respond to incidents within the system.

**ACTION:** Council Member Jensen moved to ADOPT Ordinance (2022-4) adopting the Public Works Emergency Response Plan for the Culinary Water System and provide for an effective date. Council Member Bullock seconded the motion. The motion carried unanimously with Council Members Andersen, Bullock, Jensen, LeMone, and Williams voting “Aye”.

**H. To Consider Awarding Cody Ekker Construction the 800 North Storm Drain Project Bid with a Total Bid Price of \$194,700 and Authorize the Mayor to Sign the Notice of Award and Authorize the Mayor to Sign the Notice to Proceed and Agreement Upon Receipt and Approval of Final Contract Documents. Presenter: Director Beaumont.**

Director Beaumont reported that the City had done a storm drain project a few years ago. However, that project was paused to address sewer issues. The project was rebid, and Cody Ekker Construction was the successful bidder. City Staff recommended that the City Council award the project to Cody Ekker Construction.

**ACTION:** Council Member Andersen moved to AWARD Cody Ekker Construction the 800 North Storm Drain Project Bid with a Total Bid Price of \$194,700 and authorize the Mayor to sign the Notice of Award and authorize the Mayor to sign the Notice to Proceed and Agreement upon receipt and approval of final contract documents. Council Member Williams seconded the motion. The motion carried unanimously with Council Members Andersen, Bullock, Jensen, LeMone, and Williams voting “Aye”.

**I. To Consider Awarding S & L Inc. the Boulevard Well Site Preparation Project Bid with a Base Bid and Additive Price of \$83,500 and Authorize the Mayor to Sign the Notice of Award and Authorize the Mayor to Sign the Notice to Proceed and Agreement Upon Receipt and Approval of Final Contract Documents. *Presenter: Director Beaumont.***

Director Beaumont reported that a well would be drilled on the detention property owned by the City along North County Boulevard. In order for the well to be drilled, a drilling pad needs to be created for the drilling equipment. It needed to be done before the drilling bid comes through. As a result, there was a contract for someone to come in and do earth work. He explained that a portion of the detention facility would be filled in so that drilling was possible. That would be removed when the pump house was constructed.

Director Beaumont explained that the Well Site Preparation Project would include filling and the installation of a fire hydrant. The lowest bidder was S&L, Inc. The work needed to be done by the end of January so the drilling could start the first part of February 2022. Mayor Fugal asked where the pump house would be. Director Beaumont identified the location on a map for reference. He stated that it was at the north end of the detention pond. The pump house had not yet been designed because there was likely five months of drilling and pump testing to be done first. Setbacks were determined but the actual design would come later.

**ACTION:** Council Member Andersen moved to AWARD S & L, Inc. the Boulevard Well Site Preparation Project Bid with a base bid and additive price of \$83,500 and authorize the Mayor to sign the Notice of Award and authorize the Mayor to sign the Notice to Proceed and Agreement upon receipt and approval of final contract documents. Council Member Bullock seconded the motion. The motion carried unanimously with Council Members Andersen, Bullock, Jensen, LeMone, and Williams voting "Aye".

**J. To Consider for Adoption a Resolution (2022-05) Authorizing the Mayor to Sign a Development Agreement with Gerald and Cindy Boyd/Boyd Family Trust U/A/D March 15, 2019, Regarding a Two-Lot Subdivision Development Project, Located at Approximately 668 West 4000 North, Pleasant Grove Utah, and Provide for an Effective Date. *Presenter: Director Beaumont.***

Director Beaumont noted that a similar Development Agreement was approved with Dennis Hullinger on 4000 North about 1 ½ years ago. 4000 North was currently considered in the Mountainland Association of Governments ("MAG") planning of streets. There was funding to widen the road in 2024. The road currently includes 28 feet of pavement and is fairly narrow. Director Beaumont reported that City Ordinance requires that when a property comes in for development, frontage improvements such as curb, gutter, sidewalk, asphalt, and utility stubs, are installed on all planned and buildable lots in the subdivision. Gerald and Cindy Boyd approached the City with an application to subdivide their property in half. The property is located at approximately 668 West 4000 North.

There was a chance that if the future road improvements take place, some of the improvements the Boyd Family are required to install would be at the wrong elevation and would need to be removed. Previously, the City entered into an agreement with Mr. Hullinger and the City was prepared to make a similar agreement with the Boyd Family. The improvements would not need to be installed currently, in lieu of a cost of \$34,500, which was half of the estimated cost of the improvements. The City would then be responsible for the installation of the improvements in the future. It would release the Boyd Family of their responsibility to install the improvements.

**ACTION:** Council Member Bullock moved to ADOPT Resolution (2022-05) authorizing the Mayor to sign a Development Agreement with Gerald and Cindy Boyd/Boyd Family Trust U/A/D March 15, 2019, regarding a two-lot subdivision development project, located at approximately 668 West 4000 North, Pleasant Grove Utah and provide for an effective date. Council Member LeMone seconded the motion. The motion carried unanimously with Council Members Andersen, Bullock, Jensen, LeMone, and Williams voting "Aye".

**K. To Consider for Adoption a Resolution (2022-06) Authorizing the Mayor to Declare 18 – Lenovo M715 Computers and 5 – HP Z240 Computers as Surplus and Directs that they be Disposed of According to the City's Policy for Disposing of Surplus Property and Provide for an Effective Date. *Presenter: Administrator Darrington.***

Administrator Darrington reported that each year a portion of the City's computers are switched out. Older computers are replaced with newer models. For the older computers, the IT group did a market value and made them available for employees to purchase. The first part of the process involved the computers being declared surplus. Administrator Darrington noted that computers have a four-year term. Engineering computers are replaced sooner than others.

**ACTION:** Council Member Andersen moved to ADOPT Resolution (2022-06) authorizing the Mayor to declare 18 – Lenovo M715 computers and five – HP Z240 computers as surplus and direct that they be disposed of according to the City's Policy for Disposing of Surplus Property and provide for an effective date. Council Member Jensen seconded the motion. The motion carried unanimously with Council Members Andersen, Bullock, Jensen, LeMone, and Williams voting "Aye".

**12) ITEMS FOR DISCUSSION**

**A. Continued Items from the Work Session, If Needed.**

Staff updates were shared with the Council. Recreation Director, Tyler Wilkins reported that the Annual Fitness Fair would take place that weekend. Vendors were coming in for the event. Additionally, Jr. Jazz would be taking place. The recreation and pool passes would be offered at a 20% discount until January 15, 2022. Mr. Wilkins noted that the bleachers at the Recreation Center were supposed to be installed in August 2021, but that work had been delayed. The bleachers were currently being installed and he believed the project would be completed that week.



Police Chief, Mike Roberts stated that the holidays went well and there were no major incidents. There were some DUIs and custody disputes. In addition, there was a 21-year-old man who absconded with a 13-year-old girl. The man and the girl knew each other. The Police Department was able to obtain a search warrant, ping a cell phone, and locate the man. The girl was returned to the proper custody. Other than that, it was a fairly safe holiday in Pleasant Grove.

Director Cardenas reported that interviews would start the following day for the City Planner position. He was excited about the prospects. Director Cardenas also noted that there was a full Planning Commission, which included two alternates as well as all of the regular members. Council Member Williams asked about the minimum experience required for the City Planner position. HR Director, Kyler Ludwig stated that a Planning Degree is required as well as one year of related experience. Council Member Williams stressed the importance of experience.

Fire Chief, Drew Engemann stated that the holidays were not overly busy. Some of the pictures of the engine being built had been sent to Council. It was scheduled to be completed in February 2022. He reported that the Fire Department lost another part-time Paramedic, and the position would need to be filled. Additionally, the brush truck would be done before March 2022.

Parks Director, Deon Giles stated that there had been a lot of snow removal over the holidays. Randy Johnson fell and broke his ankle and leg but would return for light duty on January 10, 2022. Director Giles reported that Christmas lights were being taken down. In addition, the Parks Department was working with the U.S. Forest Service and the Utah Valley Trails Alliance on a Recreation Trails Grant, which would allow them to obtain funding for work on Forest Service trails. Council Member Jensen asked when the second horse would return to Downtown Park. Director Giles explained that two had been ordered and they were on the way.

Director Beaumont shared additional project updates. He noted that Manila Pond had been drained and that project would continue to take place over the next three months. The 1100 North Project was out to bid, which was the reconstruction of 730 East to 1100 East. Director Beaumont also referenced the Proctor Lane project. Council Member LeMone asked about the 100 East project. Director Beaumont explained that it was still on schedule for spring 2022. He stated that the 1800 North signal was in, but they were waiting on Rocky Mountain Power. It would likely be on within the next week or so. Council Member Bullock noted that the work had been done quickly.

Council Member Williams noticed that water pressure in the morning was an issue. Director Beaumont did not believe pressure should be an issue. However, he would look into that concern. Council Member Williams wondered if Director Beaumont could ask the County about 100 East. Director Beaumont stated that he would reach out and report back to the Council.

Council Member Andersen commented that the roads are always plowed early in the morning. She was very impressed. Council Member Bullock wondered if 100 East was plowed, which was confirmed. He wanted to know whether Cedar Hills reimbursed the City. Director Beaumont explained that the County reimburses the City. The City kept track of how many times plowing needed to be done and that number was reported to the County. Council Member Andersen noted that there were eight plows, and she was very impressed with what the City did.

Mayor Fugal believed that the traffic signals on 1800 North 100 East are maintained by the County. Director Beaumont explained that the County contracts with the same company that does the signals for the City. Any time there has been an issue in the City, he called that company, and the issue was resolved. The County was responsible for all traffic signals on 100 East.

Director Roy reported that she received notification from the Government Finance Officers Association ("GFOA") that the 2022 budget was certified. The Popular Annual Financial Report ("PAFR") had been submitted to GFOA and had also been placed on the website. Director Roy explained that the PAFR was a 12-page document of the financial report.

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Administrator Darrington discussed Elected Officials Day. It is sponsored by the Utah League of Cities and Towns ("ULCT") and there was a lunch with a cost to attend. The event would take place on January 26, 2022. He asked those interested to reach out to City Recorder, Kathy Kresser. Administrator Darrington noted that on February 4, 2022, there will be an extended Work Session. The Budget and Planning Meeting details would be shared with the Council in the future.

Mayor Fugal suggested that the Council discuss the tennis courts. It was noted that the Council could not make any decisions because it was not on the City Council Meeting Agenda, but the matter could be discussed. Council Member Williams wondered if there was a plan to remove the tennis courts. Administrator Darrington believed there had been a miscommunication. At Discovery Park, there are currently six tennis courts. Two were redone over the summer. The plan discussed last year was to take two more of the courts, demo them, and put in two new courts. This would leave four tennis courts. The other section with two tennis courts would be repurposed into six pickleball courts. That was the direction received from Council last year and was how Staff had proceeded.

Administrator Darrington explained that there was an agreement with the School District stating that the tennis courts at the high school were for public use. That was part of the agreement when Battle Creek Park was sold to the School District. The City had never pushed the School District on that, because there were not a lot of people wanting to use the courts. He stated that there was a key that could be checked out to access the tennis courts. Council Member Williams wondered why a key needed to be checked out if the tennis courts were available for public use. Administrator Darrington reported that the intention was to protect the courts from skateboarders and non-tennis users. Council Member LeMone commented that the previous courts at Battle Creek Park were vandalized to the point that they could no longer be used. It was difficult to manage and watch those courts because they were set back and hidden compared to the Discovery Park courts. If a key was needed for access, that information needed to be shared.

Administrator Darrington pointed out that there were eight courts at the high school. Four of those were not accessible to the public. However, the agreement was that the City would have access to all eight of the courts. The City had not pushed the school on that because access to the four courts had been enough. If the tennis coach at the high school was concerned about access, the additional four courts should be opened. He added that there were lights at Discovery Park and the high school tennis courts were not lighted. Council Member Andersen noted that there were 12 tennis courts in the City, not including the courts at the junior high school.

Council Member LeMone stated it was possible for those interested to reach out to the School District and ask for the tennis courts at the junior high school to be redone. Alternatively, they could reach out to the high school and suggest that lights be added to those courts for evening use. Council Member Williams wondered if the City Council could reach out about that. He noted that there were six tennis courts at Discovery Park. Two of those courts were lined for pickleball. He wondered if the other courts could be lined for pickleball as well, rather than removing tennis courts. It was noted that a net and equipment would be needed to play pickleball.

Council Member Bullock commented that during the spring and summer months, the courts are often used for lessons. These were private lessons and were not done through the City. Once those lessons ended, he did not see the courts fully occupied. There was sporadic use. Council Member Williams wondered if the high school tennis team was utilizing the lit courts at Discovery Park. Council Members did not believe this was done in a formal manner, but members of the tennis team were utilizing the courts individually. They suggested that conversations take place with the school and the high school tennis coach about how to move forward.

13) **REVIEW AND DISCUSSION OF THE JANUARY 18, 2022, CITY COUNCIL MEETING AGENDA**

The City Council Meeting Agenda was not discussed.

14) **MAYOR AND COUNCIL BUSINESS.**

There were no further updates from the Mayor or Council Members.

15) **SIGNING OF PLATS.**

16) **REVIEW CALENDAR.**

17) **ADJOURN.**

**MOTION:** Council Member Jensen moved to ADJOURN the meeting at 8:20 p.m. Council Member Andersen seconded the motion. The motion carried unanimously with Council Members Andersen, Bullock, Jensen, LeMone, and Williams voting "Aye".

The City Council minutes of January 4, 2022, were approved by the City Council February 1, 2022.

  
Kathy T. Kresser, MMC

City Recorder

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

