



**NOTICE OF MEETING  
OF THE  
PLEASANT GROVE CITY COUNCIL**

Notice is hereby given that the Pleasant Grove City Council will hold a ~~Work Session meeting at 4:30 p.m.~~ prior to the regular **meeting on Tuesday, May 7, 2024**, in the Community Room 108 S 100 E, **at 6:00 p.m.** This is a public meeting and anyone interested is invited to attend. Work Sessions are not designed to hear public comment or take official action.

**Please Note: A Redevelopment Agency (RDA) Meeting will be held following the regular City Council Meeting.**

**AGENDA**

**4:30 P.M. WORK SESSION PLEASE NOTE: THE WORK SESSION IS CANCELLED**

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

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. OPENING REMARKS**
- 4. APPROVAL OF MEETING AGENDA**
- 5. OPEN SESSION**
- 6. CONSENT ITEMS:** (Consent items are only those which have been discussed beforehand, are non-controversial and do not require further discussion)
  - a. City Council Minutes:**
    - City Council Minutes for the March 5, 2024 meeting.
    - City Council Minutes for the March 21, 2024 Special meeting.
    - City Council Minutes for the April 9, 2024 meeting.
  - b. To consider for approval Payment No. 1 to Pronghorn Construction, Inc. for the Orchard Dr & Locust Ave Safe Sidewalks Project.**
  - c. To consider for approval Payment No. 1 to Geneva Rock Products, Inc. for the 2024 Pavement Preservation Project.**
  - d. To consider for approval Payment No. 2 to J. Lyne Roberts and Sons, Inc. for the BLVD Well Facilities Project.**
  - e. To consider for approval Payment No. 9 to BD Bush Excavation, Inc. for the 1300 East Street and Utility Improvement Project.**
  - f. To consider for approval Payment No. 1 to Pronghorn Construction, Inc. for the 2024 C & G and Sidewalk Projects.**
  - g. To consider approval of Payment Reports for May 2, 2024.**

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

**7. BOARD, COMMISSION, COMMITTEE APPOINTMENTS:** None Scheduled

**8. PRESENTATIONS:** None Scheduled

**9. PUBLIC HEARING ITEMS:**

**A.** Public Hearing: Code Text Amendment – Section 10-18-2-B and Section 10-18-4 (City Wide)

Public Hearing to consider an Ordinance (2024-11) to amend City Code Section 10-18-2-B: Parking Design Standards and Section 10-18-4: Diagrams, by modifying the depth requirement for parking stalls within the Downtown Village Zone, Applicant-Drew Armstrong. *Presenter: Director Cardenas*

**10. ACTION ITEMS READY FOR VOTE:**

**A.** To consider for adoption a Resolution (2024-21) adopting the Pleasant Grove City Tentative Budget for the fiscal year beginning July 1, 2024 and ending June 30, 2025, which includes the comprehensive fee schedule; and providing for an effective date. *Presenter: Director Roy*

**B.** To consider a request from Kevin Watson for a commercial site plan for a drive-thru restaurant, located at 1712 West Pleasant Grove Boulevard in The Grove Zone – Interchange Subdistrict. *Presenter: Director Cardenas*

**11. ITEMS FOR DISCUSSION:**

**A.** Continued Items from the Work Session if needed.

**12. REVIEW AND DISCUSSION OF THE MAY 21, 2024, CITY COUNCIL MEETING AGENDA**

**13. MAYOR AND COUNCIL BUSINESS**

**14. SIGNING OF PLATS**

**15. REVIEW CALENDAR**

**16. ADJOURN AS THE PLEASANT GROVE CITY COUNCIL**

**17. CONVENE AS THE PLEASANT GROVE CITY REDEVELOPMENT AGENDA (RDA)**

**18. ADJOURN AS THE PLEASANT GROVE CITY REDEVELOPMENT AGENCY (RDA)**

**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/ Wendy Thorpe, City Recorder

Date: May 3, 2024

Time: 11:30 a.m.

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

\*Note: In accordance with the Americans with Disabilities Act, Pleasant Grove City will make reasonable accommodation for participation in the meeting. Request assistance by contacting Pleasant Grove City at (801) 785-5045, at least 48 hours prior to the meeting.

**Pleasant Grove City  
City Council Meeting Minutes  
Regular Session  
Tuesday, March 5, 2024  
5:00 PM**

Mayor: Guy L. Fugal

Council Members: Dianna Andersen  
Eric Jensen  
Cyd LeMone  
Steve Rogers  
Todd Williams

Staff Present: Scott Darrington, City Administrator  
Deon Giles, Parks Director  
Tina Petersen, City Attorney  
Wendy Thorpe, City Recorder  
Chase Gustman, Deputy Chief  
Sheri Britsch, Library and Arts Director  
Neal Winterton, Public Works Director  
Kyler Brower, Assistant to the City Administrator  
Keldon Brown, Police Chief  
David Packard, HR Manager  
Megan Zollinger, Recreation Director  
Daniel Cardenas, Community Development Director

The City Council and staff met in the Historic Town Hall, Pleasant Grove, Utah.

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**5:00 P.M. REGULAR CITY COUNCIL MEETING**

**1) CALL TO ORDER**

Mayor Guy Fugal called the meeting to order at 5:00 PM and welcomed those present.

**2) PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Council Member Andersen.

**3) OPENING REMARKS**

The opening remarks were offered by Council Member Rogers.

4) **APPROVAL OF MEETING AGENDA**

**ACTION:** Council Member Jensen moved to APPROVE the meeting agenda. Council Member Williams seconded the motion. The motion carried unanimously with Council Members Andersen, Jensen, LeMone, Rogers, and Williams voting “Yes”.

5) **OPEN SESSION**

Mayor Fugal invited the public to speak at the open session. There were no public comments. The Open Session was closed.

6) **CONSENT ITEMS**

- A. **City Council Minutes:  
City Council Minutes for the February 6, 2024, Meeting.**
- B. **To Consider for Approval Payment Request No. 2 for Hydrovak Excavation for the Pressurized Irrigation Meters Installation Project.**
- C. **To Consider for Approval Payment Request No. 3 for J. Lyne Robert & Sons, Inc. for the Chlorination System Installation Atwood Well and Gibson Well, Andersen Well, and Adams Well Project.**
- D. **To Consider for Approval Contract Change Order No. 1 for Rivendell Tree Experts, LLC for the 2024 Pavement Preservation Tree Trimming Project.**
- E. **To Consider for Approval Payment Request No. 2 for Rivendell Tree Experts, LLC for the 2024 Pavement Preservation Tree Trimming Project.**
- F. **To Consider Approval of Payment Reports for February 22, 2024.**

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

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

- A. **None.**

8) **PRESENTATIONS**

- A. **None.**

9) **PUBLIC HEARING ITEMS**

- A. **None.**

**10) ACTION ITEMS READY FOR VOTE**

**A. To Consider for Adoption of a Resolution (2024-13) Authorizing the Mayor to Execute a Contract for Pool Repair and Reconstruction Services with CEM Aquatics for the Veterans Memorial Pool. *Presenter: Administrator Darrington***

City Administrator, Scott Darrington, directed the City Council to the plan drawings in the packets, as audio-visual access was unavailable. The pool issues pertain to settling problems. The following describes the process:

- The contract before the City Council retains CEM Aquatics to repair the settling issue and reconstruct the area so that future repairs do not involve the entire pool. CEM is the number-one swimming pool contractor in the State.
- When the pool repair discussion occurred a few months earlier and the repair had a step feature around the pool to help with leveling. The City Council asked that the repair not include that step feature.
- An alternate plan is now in place that does not include the step but requires that the pool decking be replaced, which is likely necessary in any event based on the age of the pool. The decking replacement work will be done by another company and require a separate bid. The plans provided here do not show that work, as it is separate and outside the contract.
- Additionally, to remove the present step portion, the hot tub will need to be removed. This will save them money to mechanically provide for a hot tub.
- CEM Aquatics will begin construction on the interior pool and some necessary decking when the season is over on September 4, 2024. Work is required to be completed by May 1, 2025. The decking work, which will include the remainder of the decking to the building, will be done in time to open the season next year.
- In addition to the pool repairs, the mechanical room will be redone, including the replacement of original parts.

For the 2024 season, a variance has been submitted to the State to obtain an exemption to open the pool, which is similar to what was done last year. They must be able to primarily show the chemicals are mixing properly and the pool is under contract to be fixed. There may be a few other requirements. Having a contract in place will assure the State that no further variances will be requested. The variance was to be reviewed the following day by the State. If approved, additional actions will need to be taken (testing of the chemical makeup of the pool, proof of a repair contract, etc.). Utah County will also be required to sign off. The City has been in contact with the County throughout this issue. If the variance is granted, the pool will be open for the season and work will commence once the season is over.

Funding is from money set aside last year and additional money from this year. \$1.5 million has already been budgeted and they are requesting \$2 million for contingency issues. If not all of the money is spent, it will be released back into the capital fund. The mechanical room estimate is \$300,000. They do not have a bid for the decking yet. The engineering estimate for the deck was around \$500,000.

Staff recommended that a provision be included that the Mayor not approve the agreement until all required exhibits are provided to the satisfaction of the City Attorney. A few of the exhibits are outstanding at this point. They do want to be able to report that they have a contract to the State since it will with the variance. It was noted that there is a one-year warranty, which is standard for construction.

**ACTION:** Council Member Andersen moved to ADOPT Resolution 2024-13, on condition that all of the contract documents have been assembled, Authorizing the Mayor to Execute a Contract for Pool Repair and Reconstruction Services with CEM Aquatics for the Veterans Memorial Pool. Council Member Jensen seconded the motion. Vote on motion: Dianna Andersen-Yes; Steve Rogers-Yes; Eric Jensen-Yes; Cyd LeMone-Yes; Todd Williams-Yes. The motion carried unanimously.

- B. To Consider for Adoption a Resolution (2024-14) Authorizing the Mayor to Declare Seven 2020 Ford F-150 Trucks, Two 2011 Ford Explorer Vehicles, and One 2010 F-150 Truck as Surplus Property and Direct that they be Disposed of According to the City’s Policy for Disposing of Surplus Property. Presenter: Police Chief Brown.**

Police Chief, Keldon Brown, explained how the vehicles have been used and reported that they are getting old and need to be replaced.

**ACTION:** Council Member LeMone moved to APPROVE Resolution 2024-14 Authorizing the Mayor to declare seven 2020 Ford F-150 trucks, two 2011 Ford Explorer vehicles, and one 2010 F-150 truck as surplus property and direct that they be disposed of according to the City’s Policy for Disposing of Surplus Property. Council Member Williams seconded the motion. Vote on motion: Dianna Andersen-Yes; Steve Rogers-Yes; Eric Jensen-Yes; Cyd LeMone-Yes; Todd Williams-Yes. The motion carried unanimously.

**11) ITEMS FOR DISCUSSION**

- A. Continued Items from the Work Session if needed.**

Chief Brown reported on the following:

- The City Council was thanked for the camera funding. The cameras have been used for about one month with three successful outcomes already. Six camera devices are placed around the City that photograph the rear license plates of passing vehicles. If a stolen or suspect vehicle is reported that information is added to the database. If the plate is read by the data reader, an alert is triggered. Two reported stolen vehicles and a stolen license plate all were located within minutes of being reported.
- This Friday is a reunification drill at Grovecrest Elementary at 11:30 AM to review and smooth out the process of reconnecting parents with children following an incident. The parents were notified of the drill by the school.
- March 14 is Pie Day at the Police Department at 2:00 PM.

Fire Chief, Drew Engemann, reported on the following:

- There will be multiple ongoing activities for the next four to six weeks. Those involved will be wearing red shirts.
- They also are doing skills testing for about 60 applicants using various scenarios over the next few weeks.

Community Development Director, Daniel Cardenas, reported on the following:

- Updated RAP sheets are available for both residential and commercial.
- New business locations have been identified.
- Business Licenses were finalized for Seven Brothers.

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

- There were more than 300 people in attendance at the Dr. Seuss Party that took place the previous Saturday.
- The Bingo event on Monday evening was attended by 100 people of all ages.

Administrator Darrington thanked the Historic Commission for making the Old Town Hall a usable space again. There are some echo and AV setbacks. A commemorative photo was taken.

12) **REVIEW AND DISCUSSION OF THE MARCH 19, 2024, CITY COUNCIL MEETING AGENDA**

Administrator Darrington reported that for the next meeting, the Work Session will include Open Meetings Training and budget discussions. It will address a vehicle contract with Gauge Automotive. He also reported that an agreement was reached to purchase the home at 800 West and 400 North. He reported that all April meetings will take place on the second and fourth Tuesdays.

13) **MAYOR AND COUNCIL BUSINESS**

Council Member Jensen reported that on Thursday, a Women in Business Meeting will take place at doTERRA.

Council Member Rogers appreciated the links in the packet and Director Winterton corresponding with him to answer questions.

14) **SIGNING OF PLATS**

15) **REVIEW CALENDAR**

16) **ADJOURN**

**ACTION:** At 5:37 PM Council Member Jensen moved to ADJOURN. Council Member Rogers seconded the motion. The motion carried unanimously with Council Members Andersen, Jensen, LeMone, Rogers, and Williams voting “Yes”.

The City Council minutes of March 5, 2024, were approved by the City Council on \_\_\_\_\_, 2024.

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Wendy Thorpe, CMC

City Recorder

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

**Pleasant Grove City  
City Council Special Meeting Minutes  
Tuesday, March 21, 2024  
8:30 p.m.**

Mayor Pro-Tem: Dianna Andersen

Council Members: Steve Rogers  
Eric Jensen

Staff Present: Scott Darrington, City Administrator  
Tina Petersen, City Attorney  
Wendy Thorpe, City Recorder  
Neal Winterton, Public Works Director

Excused: Guy L. Fugal  
Cyd LeMone  
Todd Williams

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

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**1. CALL TO ORDER.**

Councilmember Rogers Moved to appoint Dianna Andersen as Mayor Pro-Tem for this meeting. Councilmember Jensen seconded, and all voted present aye. Mayor Pro-Tem Andersen called the meeting to order at 8:31a.m. and noted that Council Members Jensen, and Rogers were present.

- 2.** To consider for adoption a Resolution (2024-17) of the Governing body of Pleasant Grove City Ratifying the Purchase Agreement with Stanley Hanson as Trustee of the Stanley Charles Hanson Revocable Trust dated 12/22/2015 to purchase real property located generally at 420 North 600 West, Pleasant Grove, Utah and providing for an effective date. *Presenter: Attorney Petersen*

City Attorney Petersen explained Mr. Lewis had registered a complaint that the city should have had a public hearing regarding this item. City Attorney Petersen recommended allowing Mr. Lewis to speak at this meeting. The Councilmembers agreed.

Mayor Pro tem Andersen opened public comment. Councilmember Rogers seconded.

Mr. Lewis mentioned that he was concerned about Utah code section 10, and he read a few paragraphs. He cited code 10-8-2, 3, d, e. and stated that before appropriating funds a public hearing with 14 days' notice was required.

Councilmember Roges asked if a study was conducted when the bond was issued, as he thought that would have met the code requirement. Per City Administrator Darrington, one of the line items on the bond was noticed as a public hearing, after which administration of the budget was an administrative function. Per City Attorney Petersen the acquisition of this property was included in that hearing. Councilmember Rogers was concerned that the provision may not be applicable. City Administrator Darrington explained the process of bond money approval. He stated this property acquisition was a line item in the budget, which was noticed as a public hearing.

Mayor Pro-Tem Andersen closed the public hearing.

Discussion took place regarding the acquisition of property for infrastructure purposes. Public Works Director Winterton explained he, along with multiple staff prior to him, approached Mr. Hanson about the property, aiming to secure it for purchase price plus relocation costs. The property was deemed crucial for the development of a secondary water booster station and stormwater management. Despite previous unsuccessful attempts to strike a deal with Mr. Hanson, negotiations eventually led to an agreement. The property's appraisal matched the purchase price, and negotiations had reduced relocation costs. Concerns were raised about the necessity of the purchase given the potential demolition of the existing residence on the property. However, it was emphasized that the strategic location of the property made it ideal for stormwater collection and management purposes. Flooding incidents in the area further highlighted the need for action. Concerns were raised about the property's value and the absence of the owner's input, but it was explained that negotiations had been conducted with legal representation for the owner.

**ACTION:** Council Member Jensen moved to adopt Resolution (2024-17) of the Governing body of Pleasant Grove City Ratifying the Purchase Agreement with Stanley Hanson as Trustee of the Stanley Charles Hanson Revocable Trust dated 12/22/2015 to purchase real property located generally at 420 North 600 West, Pleasant Grove, Utah and providing for an effective date. Council Member Rogers proposed an amendment to the motion to allow for the City Attorney to review noticing has happened specifically with line items for the funds to acquire this property. Councilmember Jensen agreed to the changes, Councilmember Rogers seconded the amended motion. City Council Member vote: Mayor Pro Temp Dianna Andersen, Yes; Steve Rogers and Yes; Eric Jensen, Yes. The motion carried with a unanimous vote of those present.

3. To consider for adoption a Resolution (2024-18) of the Governing body of Pleasant Grove City Authorizing the Mayor Pro-Tem to sign a Water Reuse Agreement with Timpanogos Special Service District (TSSD) and American Fork City, Lehi City, Cedar Hills, Alpine, Highland City, and Pleasant Grove City regarding a water Reuse Project that will allow water treated at TSSD to be used in Member Cities' secondary water systems, if available, upon certain terms and conditions. *Presenter: Attorney Petersen*

Attorney Petersen outlined a complex item related to the state water reuse act, allowing the recapture of effluent water. The city owned water rights, which went to TSSD (Timpanogos Special Service District) but retained the right to the water coming back out. Negotiations had been ongoing for a while to establish a program for recapturing and using this water in Pressurized

Irrigation. American Fork had the infrastructure to capture the water and add it to their secondary system, agreeing to compensate Pleasant Grove for it at a rate per gallon, though the exact rate was still to be determined. The agreement stipulated that Pleasant Grove would use the water if able and not outsource it. Each city involved needed to agree on how the water would be used and compensated.

There was urgency due to legislative changes, necessitating a short deadline. The council discussed approving the agreement, with a caveat allowing minor changes to be approved by City Attorney Petersen and City Administrator Darrington. The possibility of changes was raised, particularly regarding the rate per gallon. Public Works Director Winterton emphasized that not all water was equal in value, considering factors like treatment level and usage destination. The project aimed to supplement the water supply, especially during summer, and reduce the need to lease water from other cities. Concerns were raised about measurement and logistics, but overall, the council agreed that the agreement was beneficial. It was noted that Pleasant Grove had the option to terminate the agreement with six months' notice for any reason.

**ACTION:** Council Member Jensen moved to adopt Resolution (2024-18) of the Governing body of Pleasant Grove City Authorizing the Mayor Pro-Tem to sign a Water Reuse Agreement with Timpanogos Special Service District (TSSD) and American Fork City, Lehi City, Cedar Hills, Alpine, Highland City, and Pleasant Grove City regarding a water Reuse Project that will allow water treated at TSSD to be used in Member Cities' secondary water systems, if available, upon certain terms and conditions, with the caveat of allowing the City Attorney and City Administrator the ability to make minor modifications as needed. Council Member Rogers seconded the motion. City Council Member vote: Mayor Pro-Tem Dianna Andersen, Yes; Steve Rogers, Yes; and Eric Jensen, Yes. The motion carried with a unanimous vote of those present.

**ACTION:** At 9:20 a.m. Council Member Andersen moved to ADJOURN. Council Member Jensen seconded the motion. City Council Member vote: Dianna Andersen, Yes; Steve Rogers, Yes; and Eric Jensen, Yes. The Motion was carried unanimously.

The City Council Special Meeting minutes of March 21, 2024, were approved by the City Council on May 7, 2024.

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Wendy Thorpe  
City Recorder

*(Exhibits are in the Recorder's office)*

**Pleasant Grove City  
City Council Meeting Minutes  
Work Session  
Tuesday, April 9, 2024  
4:30 p.m.**

Mayor: Guy L. Fugal

Council Members: Dianna Andersen  
Eric Jensen  
Cyd LeMone  
Steve Rogers  
Todd Williams

Staff Present: Scott Darrington, City Administrator  
Deon Giles, Parks Director  
Tina Petersen, City Attorney  
Wendy Thorpe, City Recorder  
Drew Engemann, Fire Chief  
Sheri Britsch, Library and Arts Director  
Kyler Brower, Assistant to the City Administrator  
Britt Smith, Police Captain  
Keldon Brown, Police Chief  
Megan Zollinger, Recreation Director  
Daniel Cardenas, Community Development Director  
Neal Winterton, Public Works Director  
David Packard, Human Resources Director

Excused: 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**

Mayor Fugal called the meeting to order at 4:32 PM and welcomed those present. It is noted that J.C. Darrington is present to job shadow his father, Scott Darrington, for a school assignment.

**a. Utah Recreation and Parks Association (“URPA”) Presentation.**

City Administrator, Scott Darrington, introduced the Utah Recreation and Parks Association (URPA). Leann Powell, representing URPA, stated that it is a State organization with a membership of 1,800 park and recreational professionals. She asked the City Council to imagine Pleasant Grove without any recreational facilities or activities. That is impossible as “parks and recreation” are the heart and soul of the community and bring people together. This past March, at their annual Spring conference, elections were held for the incoming Board of Directors with three strong candidates on the ballot.

(The Board has 21 voting members.) She was pleased and excited to report that Recreation Director, Megan Zollinger has been elected as the incoming President. She met Director Zollinger when she interviewed her for Salt Lake County years ago. She still uses her interview as the gold star on how to interview for a job. She has followed Director Zollinger's progression in this field and finds her to be a true leader who is well-prepared in all that she does. Even before taking the role of President, she has been innovative and active in leading particularly in youth sports to make it more non-contentious. Her term of office will be three years (President-Elect; President; and Past President) which means she will be in an active leadership role during their 75<sup>th</sup> Anniversary celebration in 2026 and the National Recreation and Parks Association ("NRPA") meeting to be held in Salt Lake City in 2027. They are very excited to have Director Zollinger on board as she will do great things. Ms. Powell thanked the City Council for their support for recreation.

**b. Review the Cook Family Park Financials.**

Administrator Darrington reported that Public Works Director, Neal Winterton, will provide a budget update on the park, focusing on the traditional park (playground, splash pad, and the other amenities involved). That budget is approximately \$15 million. As a reminder, he noted that the park is one part of this development of the pipe plant property.

On the plan, Director Winterton identified the traditional park's location in the northwest corner. It is surrounded by a parking lot and cemetery to the east, soccer fields to the west, and reserved property for future use. The areas to be used at detention basins were identified. In general, the grading plan is complete, most of the work has been bid out, and construction has begun. Pipes have been installed throughout the site, which has required a lot of dirt to be moved from one place to another. The major features in the park are identified to include the basketball court, a pump track, a skate park, a splash pad, futsal courts, the playground, park shading and benches, an equipment building, a storage facility, parking lots, and landscaping. The only area remaining to be bid is the bottom landscaping park area. The budget for the landscaping site is \$2.6 million, of which \$750,000 has been spent related to the park area. Total numbers will be available shortly. Council is provided with each of the above feature's estimated price. During the presentation of that list of features, the following points were made:

- The pump track has been bid, and Horrocks Engineering will make a future presentation.
- The splash pad and playground total about \$4.6 million.
- The bathroom/equipment room is about \$1 million cost.
- Costs, in general, are spread out over the various features. For example, costs associated with building the splash pad are included in the pump room and equipment room (i.e., necessary pipes and filters). There are three family changing rooms, 8 female stalls, 3 male stalls, and 3 urinals which are all connected, cost-wise, with the pump room which has approximately 48 pipelines leading into it. Soccer equipment will be stored in the equipment room.
- When asked about costs associated with the house on the corner, Director Winterton stated that there will be some costs associated with grading and demolition. The house has already been moved, in preparation for placement of a future pump station, with a driveway and access area.
- The restroom area has been designed to be user-friendly. The restroom/equipment building is 28 feet wide and 92 feet long. All of the bathrooms have easy access, and there is adequate,

easy access to obtain equipment for use. He noted it was a privilege for him to work on the design with Megan, Deon, and the rest of the team, to get such a user-friendly building.

- The park will contain a lot of shade structures, including a large shade area for big groups. (30x60 feet cover, which is available to rent). This will be a well-shaded park.
- The skate park was discussed. Council Member Rogers stated that he had heard complaints about the design. Administrator Darrington did not know the design had been finalized to the extent that someone could have looked at it. The company designing the skate park are professionals with that specific type of experience. The City Council went on a field trip to see a pump track and skate park designed by them and were walked through the features. If Council Member Rogers was receiving that feedback, such has not been provided to them. He noted that the original design had to be scaled back because of costs. Council Member Andersen wondered how the public had seen the plans, as they have not yet been published. She also noted that the design was to be to Olympic and international standards. Council Member Rogers stated that he thought that the remarks possibly came from early viewings of the actual site. It looks different now. Director Winterton stated that the company doing the design is a national company that took a lot of time to get their feedback about what the park was to be. This skate park is not going to be an expert skateboard facility as the city did not want the liability. There will be no deep pits. It will, however, be a good place to brush up on skills. It was suggested that next time, they will have Horrocks Engineering come over and show renderings of the feature.
- The Pump track will have an asphalt track as was decided at a council meeting where all the surfaces, pros, and cons were discussed.
- The budget, which is 20 pages in length, addresses all the items, including trash cans, and toilet paper dispensers, which go into these amenities.
- Administrator Darrington stated that currently, they are looking at \$14,285,000 in costs. The budget is \$15 million. The skate park has an area that will need lights, at an additional cost of \$250,000. Once the landscaping bid is out, they will have the hard numbers, as all but the landscaping are hard numbers. It will be likely that the lights can be installed as there will be room in the budget. From his perspective, they are in a good space right now. They still need money for contingencies to cover change orders or unforeseen things, which change the scope. If they decide to have something changed, he thinks they are still okay.
- The splash pad will not be completed for use this summer, because of the past winter's wet weather. It will likely be completed in the fall but not opened until Spring of the following year. There will be an August opening.
- Mayor Fugal asked if they had many change orders when doing the sub-excavation. Director Winterton stated that they came upon a lot of unexpected, buried material which created some unexpected costs. The contingencies have covered what was discovered. He believes that they currently are on budget.

**c. Budget Discussion**

Moved to April 23, 2024, in the absence of Finance Director, Denise Roy.

**d. Staff Business.**

Human Resources Manager, David Packard, reported on the following:

- April 30<sup>th</sup> is the Annual Employee Recognition Event from 11:30 AM to 1:30 PM at the Recreation Center. Ballots for the full-time and the part-time employee of the year awards will be sent to City Council Members, the Mayor, and the Executive Staff to vote and are to be returned in one week. For all of the awards, he received 125 nominations. It was rewarding for him to see all of those names.
- Open enrollment for the next fiscal year will be held between May 9<sup>th</sup> and the 23<sup>rd</sup>. There will be two informational meetings to review benefits options and answer questions on May 14, 2024, at 2:00 PM and May 16, 2024, at 10:00 AM in the Community Room. The providers remain the same. There will be a small increase in the dental coverage.

Community Development Director, Daniel Cardenas, reported on the following:

- They will be combining each of the four division maps into one map, which will become a one-stop map. Work on that will begin on Monday. They have all of the data ready to be incorporated. The RAP sheet will be incorporated into the map.

Public Works Director, Neal Winterton, reported on the following:

- Staff has been busy working on red curbing on Pleasant Grove Boulevard and fixing potholes. As the weather warms up, asphalt and paint are becoming available for patching and use.
- A temporary patch has been placed on 1100 North. It needed patching to get a smoother transition where the contractor was dealing with a trench. There will be several Pressurized Irrigation (“PI”) trenches that need patching throughout the City.
- Geneva Rock has begun road rehabilitation (crack sealing). Some roads will receive three different treatments at different times consisting of (1) a leveling course or skin patch; (2) scrub sealing; and (3) micro-surfacing. He noted that a lot of road work is being done and he was impressed to see how much is being invested to improve the infrastructure in the community.
- The Boulevard Well is progressing as are the chlorinators. They pulled a well and are rehabilitating it.
- There will be two items on tonight’s agenda to be awarded, including Nathaniel Drive (a \$2 million project). Adding these awards to what has already been awarded results in total funded infrastructure work of \$60 to \$70 million.
- There was an after-hours water main break on State Street in front of McDonald’s. The Public Works Team mobilized and traffic control was put in place. A contractor also hit a water line on Orchard and Locust, which had to be shut down and repaired.
- Staff is for the City Cleanup. As the entire site is no longer available for vegetation piles, they are building new routes. There will be a map showing where materials can be placed. They also will be checking driver’s licenses and charging non-residents \$15. They are working on the logistics. He also noted that the area is being used for construction staging, which saves costs.
- When asked for a Utah Department of Transportation (UDOT) update, Director Winterton reported that he had no new information but agreed to pass relevant information along once received.

- When asked whether a citizen can use their own asphalt to repair a small storm drain that has sunk, Director Winterton reported that the citizen should take a picture of the issue and send it to him. He reminded the City Council that it is a resident's responsibility to install sidewalk, curb, and gutter. Sometimes the City has money to do that but balance is required.

Recreation Director, Megan Zollinger, reported on the following:

- The Recreation Program is going well. She was proud of the work the staff is doing with the community.
- A wide variety of sports activities are available and the equipment is really used, which creates scheduling issues at times.
- The survey results included concerns about parking and the need for more.
- With regard to the pool, Director Zollinger reported that what was done last year by Shawn to keep the pool open was phenomenal. There was discussion about contacting nearby communities about a possible Reciprocity Agreement to get general swim access. Council Member Williams asked about the possibility of getting resident rates from other cities. Administrator Darrington stated that they thought an offer of help from a nearby city might happen, but it has not. They may informally look into the matter for open swimming only.

Park Director, Deon Giles, reported on the following:

- The City experienced the first rash of vandalism this past week at a couple of parks in the restrooms (spray painting). The general restrooms will be opened on Friday for the season. A brief discussion of camera use was discussed to combat the issue.
- Staff has been working on the "Itty Bitty" trail, which may open this month. It is a loop trail for beginners.
- The first baseball game was last night. They are not happy with the quality of dirt used for the ballpark and will continue to work on that.
- The trails are getting a lot of use. Some service projects have been scheduled.

## **ADJOURNMENT**

**MOTION:** At 5:32 p.m. Council Member Jensen moved to ADJOURN the Work Session. Council Member Andersen seconded the motion. The motion carried unanimously with Council Members Andersen, Jensen, LeMone, Rogers, and Williams voting "Yes".

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Wendy Thorpe, CMC  
 City Recorder  
*(Exhibits are in the Recorder's office.)*

**Pleasant Grove City  
City Council Meeting Minutes  
Regular Session  
Tuesday, April 9, 2024  
6:00 p.m.**

Mayor: Guy L. Fugal

Council Members: Dianna Andersen  
Eric Jensen  
Cyd LeMone  
Steve Rogers  
Todd Williams

Staff Present: Scott Darrington, City Administrator  
Deon Giles, Parks Director  
Tina Petersen, City Attorney  
Wendy Thorpe, City Recorder  
Drew Engemann, Fire Chief  
Sheri Britsch, Library and Arts Director  
Kyler Brower, Assistant to the City Administrator  
Britt Smith, Police Captain  
Keldon Brown, Police Chief  
Megan Zollinger, Recreation Director  
Daniel Cardenas, Community Development Director  
Neal Winterton, Public Works Director  
David Packard, Human Resources Director

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

1) **CALL TO ORDER**

Mayor Guy Fugal called the meeting to order at 6:00 PM and welcomed those present.

2) **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Council Member Jensen.

3) **OPENING REMARKS**

The opening remarks were offered by Council Member LeMone.

#### 4) APPROVAL OF MEETING AGENDA

City Administrator, Scott Darrington reported that Items 9B and 9C were noticed as two different public hearings but there is only one action item that covers both hearings. The public hearing on both will be held and then the one action vote will be addressed.

**ACTION:** Council Member Jensen moved to APPROVE the meeting agenda as noted by Administrator Darrington. Council Member Williams seconded the motion. The motion carried unanimously with Council Members Andersen, Jensen, Williams, LeMone, and Rogers voting “Yes”.

#### 5) OPEN SESSION

*Dianna Norris*, a Pleasant Grove resident, and City employee, addressed a roundabout going into her front yard at 900 West 4000 North. She has not been contacted by anyone from the City about the roundabout but learned about it from her daughter who lives across the street who received notice. Ms. Norris was very opposed to the proposed roundabout as it takes almost nearly her entire yard. She brought a copy of the email, and copies of the plat and stated that it does not match what is on the title, photos of the proposed project line, and her easement line. She understands the easement part and has done much research. She read the entire 400-plus pages of the Road Master Plan which shows only seven or eight projected roundabouts, with this one being the only one in a residential area. She understands this is a Mountainland Association of Governments (“MAG”) project but stated that that involvement pertains only to funding and not the development. The impacted street is not busy and the four-way stop has never required flashing lights or crosswalks. The placement made no sense to her. She understands the City’s rights but hoped that she and the City can come up with a better alternative. She also stated that work has already begun on it.

Mayor Fugal stated that Ms. Norris was not provided notice as the project is in the design stage. Currently, only testing is being done and construction is a long way off. He requested that Public Works Director, Neal Winterton, speak with her in the hall. Ms. Norris gave her address, which is on the southwest side.

*Lon Lewis* reported that citizens have been encouraged to get involved with the City Council. At today’s Work Session, a huge amount of budget and plan information was provided about the park which he thought should have been provided during the regular meeting. He felt that generally the information given has been limited as he has only been able to see a rendering. He also wanted to clarify what is being done on the Nathaniel Drive Reconstruction Project. Although all of Nathaniel Drive is being redone, he thinks that the asphalt is being laid only on the area east of Murdock Drive. Both sections of the road are horrible and need complete rehabilitation. He also stated that based on the discussion about sidewalks, it appears that the City will not focus on sidewalk reconstruction on the road rebuild. There are some conditions where it is not the property owner’s responsibility for the sidewalks and the City needs to be involved with the sidewalks during reconstruction.

*Craig Reiley* reported that he speaks for the majority of citizens who believe the City Council is doing almost nothing to provide good roads in Pleasant Grove. As a result of public outcry, the City Council condescendingly took action; however, the action taken was to impose a Road Tax, which to him was a feeble approach to the road problems. The City’s roads are in deplorable condition and what is

being suggested is a drop in the bucket to the real needs which the City Council ignores. If the City Council drove along Main Street to the Cemetery, they would find the condition of the roads to be like those found on an Indian Reservation. The roads need to be repaired and replaced and not just painted black to make them look new. He stated that the City Council has extra money that is burning a hole in their pocket. He also thinks that buying a house to tear it down is a travesty. He stressed the need for affordable housing. Mr. Reiley stated that the owners of the home got tired of being hassled by the City and finally gave in and now the property is going to be used for a pump for the expensive park. A pump could have been put anywhere within 200 feet and would have worked just fine. The City should not tear down an affordable house. He stated that the City Council wants Pleasant Grove to be the envy of the neighboring cities. Mr. Reiley stated that the City known as the “City of Trees” destroyed 252 beautiful mature trees in the process. He considered Mayor Fugal to be straightforward but was sorry for some of the people he has to work with.

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

6) **CONSENT ITEMS**

- A. **City Council Minutes:  
City Council Minutes for the February 9, 2024, Budget and Planning Meeting.  
City Council Minutes for the February 21, 2024, Meeting.**
- B. **To Consider for Approval Contract Change Order No. 2 for J. Lyne Robert & Sons for the Chlorination System Installation Atwood Well and Gibson Well, Anderson Well and Adams Well Project.**
- C. **To Consider for Approval of Payment No. 4 to J. Lyne Robert & Sons for the Chlorination System Installation Atwood Well and Gibson Well, Anderson Well, and Adams Well Project.**
- D. **To Consider for Approval of Payment Reports for March 21, 2024, and April 4, 2024.**

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

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

- A. **To Consider for Approval the Appointment of Denise Trickler and Kenna Nelson as Alternates to the Pleasant Grove Planning Commission.**

Mayor Fugal reported that two candidates were being considered for appointments as Alternates to the Pleasant Grove Planning Commission. He asked that they introduce themselves. Denise Trickler reported that she has been a resident for 15 years and is active in various City activities. She was excited to be involved in the work of the Planning Commission. Kenna Nelson stated that she has lived here for nearly five years and has generational family ties to the City. She wants to be involved in community service. Mayor Fugal thanked both for their willingness to serve.

**ACTION:** Council Member Jensen moved to APPROVE the appointment of Denise Trickler and Kenna Nelson as alternates to the Pleasant Grove Planning Commission. Council Member Williams

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

8) **PRESENTATIONS**

**A. Municipal Wastewater Planning Program Presentation: Presenter: *Director Winterton.***

*The above item was taken out of order and presented at the end of the public hearing and action item portions of the meeting.*

The State Division of Water Quality requires that the Municipal Wastewater Planning Program be presented to the governing body. Once completed, the presentation will be submitted to the Division of Water Quality by email. Director Winterton reported that the State Division of Water Quality oversees the sewer systems State-wide. The only section of the program that is applicable to Pleasant Grove is the section on collection systems, as it does not operate as a treatment facility. The Timpanogos Special Service District (“TSSD”) serves as the City’s treatment facility. The City is billed quarterly and the charge is passed on to the residents. The City receives no income from that source. He commented that TSSD has increased its rates to all served cities by as much as 40%. When the new rates are presented to the customer, that increase will be noted. A report of events was displayed.

On page 5 of the exhibit, Director Winterton identified the section that addresses Sanitary Sewer Overflows (“SSO”) that occurred when a sewer overflow event reached the surface level during a measurement period. Pleasant Grove had no such events, which he attributed to the preventative measures they take, the sewer liner projects being done, and the department addressing issues and problems quickly. Sewer Foreman, Jerry Barnett, is dedicated to inspections, reviews, addressing problems, and maintaining a coordination relationship with TSSD. Staff also has individuals who are sewer-certified, which is a difficult certification to obtain. The Sewer Section is under the Water and Sewer Division, which is run efficiently. A sewer project was to begin within the next few months to fix ongoing sewer problems involving grading issues. This project is in the several million-dollar range.

There was discussion about the Cured-In-Place Pipe (“CIPP”) linings. They use Insituform, which can be put in without digging. It is fed into the pipe and once installed, the pipe acts like a new line. Issues arise if the grading is incorrect. With grading issues, digging and pipe repair or replacement are required. Sewer lines are usually placed deep, cross a number of utilities, and cannot be placed within 10 feet of a water line. All of those conditions make it challenging to redo the lines. The area around 1100 North, 600 West, and 1160 North has serious sewer problems that have been present for years. They are now being fixed.

Council Member Rogers referred to the sections of the report that address Capital Improvement Reserve Funds and asked what the plan is to increase those reserve funds. Director Winterton stated that given the wording, he was not aware of a single entity that can say they have five years’ worth of Capital Reserve Funds in their reserves. For Pleasant Grove, the annual assessment cost is \$3.7 million based on a 2% Replacement Plan for a system that costs \$185 million plus the cost of manholes and pipes. That figure would need to be multiplied by five to have a five-year reserve.

Pleasant Grove does not have that amount of money in reserve. Council Member Rogers asked if that was cause for concern. Director Winterton stated that the City's practice for all activities is to operate on a year-to-year basis, saving up for big projects. Administrator Darrington stated that if the City gets a revenue bond for a sewer or water project, they are asked to have one year of reserve to cover operating revenues to obtain the highest bond rating for a city of Pleasant Grove's size. The City tries to keep that one-year amount in their reserves. It also was noted that the question is old and outdated.

9) **PUBLIC HEARING ITEMS**

- A. **To Consider for Adoption an Ordinance (2024-07) for a Zone Change from R1-9 (Single-Family Residential) Zone to R1-8 (Single-Family Residential) Zone, on approximately 1.86 Acres of Land located at 642 South 780 East. Additional Addresses in this Rezone include 770 and 758 East Orchard Drive, and 635, 649, and 679 South Spruce Avenue (Michael & Kori Richins Applicants). *Presenter: Director Cardenas.***

Community Development Director, Daniel Cardenas, reported that as Pleasant Grove is nearly built out, particularly in the single-family residential zones, more applicants will be approaching the City about subdividing property. Subdivisions require zoning requirements to be met and address how the land can be divided. If the lot size meets the zoning requirements, the development can go forward. If the lot does not meet the required area, then a request for rezone may be brought forward. In this case, the subject property is about 17,570 square feet in size and is in the R1-9 Zone. To subdivide, it would need to be a minimum of 18,000 square feet. If the zoning were R1-8, the lot could be subdivided. As a rezone for one lot does not make sense, the applicant has spoken with neighbors. Some expressed support and joined in the request for the rezone. It was noted that the area was previously part of a subdivision. All of the properties around the subject property and the neighboring lots are zoned R1-8. Director Cardenas identified the area involved on the zoning map. He also noted that for the applicants to subdivide their lot, they will need to acquire additional property to meet the width requirements.

When staff considers rezones, they refer to the General Plan to determine compatibility. In this case, the General Plan shows that the property has a single-family medium-density land use designation that includes R1-10, R1-9, and R1-8 zones. The total acreage is 1.86 acres and involves six lots. All requirements are met. The application has been reviewed by the Planning Commission who approved the rezone. There was no opposition at the Planning Commission level.

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

Council Member Andersen reported that the land forms a peninsula and asked if that makes it difficult. City Attorney, Tina Petersen, confirmed that her concern was with spot zoning and stated that the State law was changed a few years ago and spot zoning is no longer illegal. Director Cardenas reported that this issue is different as the peninsula is adjacent to the same zoning. Street access was also discussed. In this case, all of the properties have street access. The houses facing east have access on the cul-de-sac and the homes facing west have access on Spruce Street. The only

undeveloped portion is a small area to the southeast near a backyard that is being addressed. That space would involve a different request.

**ACTION:** Council Member Jensen moved to ADOPT Ordinance 2024-07 for a zone change from R1-9 (Single-Family Residential) Zone to R1-8 (Single-Family Residential) Zone, on approximately 1.86 acres of land located at 642 South 780 East. Additional addresses in this rezone include 770 and 758 East Orchard Drive, and 635, 649, and 679 South Spruce Avenue. Council Member Andersen seconded the motion. Vote on motion: Dianna Andersen-Yes, Steve Rogers-Yes, Eric Jensen-Yes, Cyd LeMone-Yes, Todd Williams-Yes. The motion carried unanimously.

**B. Public Hearing to Consider Adoption of an Ordinance (2024-08) to Amend City Code Section 10-19: Signs and Outdoor Advertising. The Applicant, Slope Construction, Proposes to Amend City Code Sections 10-19-7 and 10-19-13 to Remove Roof Signs from the Prohibited Signs Section and to Permit Roof Signs in Commercial Zones. Presenter: Director Cardenas**

Director Cardenas reported that a few months prior Pleasant Grove revamped its Sign Ordinance. He was asked to speak about all the different signs at a recent meeting of the Association of Code Enforcement in St. George. There is only one roof sign in Pleasant Grove (picture shown); however, currently, roof signs are not allowed. The applicant seeks to amend the Code to allow roof signs, which are beneficial when the building does not have a lot of wall space. To support the application, the applicants provided renderings of what the roof sign would look like and have already installed it. Staff identified the requirements that would best serve Pleasant Grove. They include the following:

- The sign cannot exceed the peak of the roof;
- Only channeled or raised molded letters can be used; and
- Dimension regulations are identified to be the same as wall signs.

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

**C. Public Hearing to Consider Adoption of an Ordinance (2024-08) to Amend City Code Section 10-19: Signs and Outdoor Advertising. The Applicant, YESCO, LLC, Proposes to Amend City Code Section 10-19-9: Freestanding Signs to Increase the Permitted Sign Height and Square Footage of Pole Signs located on Properties Adjacent to I-15. Presenter: Director Cardenas.**

Director Cardenas presented the Staff Report and stated that shortly after the Sign Ordinance was adopted, the City had discussions with a business that had been working on a specific sign for some time. It was determined that modifying it to comply with the current Code would be onerous. The location of the sign is proposed to be along the I-15 corridor on property that sits in a low spot. Because of the highway configuration, the maximum height limit for a pole or pylon sign in this setting would be insufficient to provide any kind of notice. The City has already made provisions for properties within a 150-foot parallel buffer to I-15 to have a higher sign. Consequently, staff has worked with the applicant to see what could be done to allow them a sign that would be effective. The following requirements were considered appropriate:

- The property involved must be within 150 feet of I-15;
- The square footage of the sign is 650 square feet with a maximum height of seven feet;
- Signs in the area are to be no closer than 700 feet from one another; and
- The sign is only to be for on-site advertisement.

Those requirements will help the applicant with advertisement and are found to be determinable by staff for compliance purposes. The proposed amendment will also help address signs for future development in the south. The buffer separation helps with the looks of the area. Both the roof ordinance and the increase in the pole sign height are separate parts of a single ordinance.

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

Council Member Andersen asked for clarification on the vote. It was noted that the Ordinance is the same for both issues raised tonight.

**ACTION:** Council Member Williams moved to ADOPT Ordinance (2024-08) to amend City Code Section 10-19: Signs and Outdoor Advertising. The applicant, Slope Construction, Proposes to Amend City Code Sections 10-19-7 and 10-19-13 to Remove Roof Signs from the Prohibited Signs Section and to Permit Roof Signs in Commercial Zones.; as well as Amend City Code Section 10-19: Signs and Outdoor Advertising. The Applicant, YESCO, LLC, Proposes to Amend City Code Section 10-19-9: Freestanding Signs to Increase the Permitted Sign Height and Square Footage of Pole Signs located on Properties Adjacent to I-15. Council Member Jensen seconded the motion. Vote on motion: Dianna Andersen-Yes, Steve Rogers-Yes, Eric Jensen-Yes, Cyd LeMone-Yes, Todd Williams-Yes. The motion carried unanimously.

**D. Public Hearing to Consider Adoption of an Ordinance (2024-09) to Amend City Code Section 10-14-28-6: Setbacks and Street Landscaping Buffers in the Valley Grove Mixed-Use Overlay. The Applicant, St. John’s Properties, Proposes to Adjust the Setback Requirements for Buildings Along Pleasant Grove Boulevard. Presenter: Director Cardenas.**

Director Cardenas presented this item and stated that the Valley Grove Mixed Use Overlay (“VGMUO”) has already been approved for a new project coming to the City. He identified the areas involved on a map displayed. When they were working on the overlay, they determined that setbacks in front of arterioles or a Utah Department of Transportation (“UDOT”) right-of-way are to be 20 feet from the right-of-way to the building foundation, which allows for landscaping and sidewalks. For local roads with less traffic, the setback should be 10 feet. The applicant, St. John Properties (“SJP”) when working on the actual location of the buildings, realized that they needed more area along one of the major streets. Director Cardenas identified the specific area needing extra space and the proposed location of the buildings. They are proposing to move the setback from 20 feet to 10 feet in that area. The impact of the change softens the area because a huge UDOT landscaped area is already in place and creates a buffer. The UDOT buffer will likely be 10 to 15 feet wide, which when coupled with the applicant’s 10 feet, makes the buffer area adequate. They are requiring high-quality architectural standards for the buildings and the development in general. This matter has been before the Planning Commission which approved the change.

Mayor Fugal opened the public hearing.

*Denise Trickler* asked if the widening of Pleasant Grove Boulevard will affect the buffer since the road will only get busier over time. Director Cardenas stated that there are plans to increase the capacity but the buffer area is large. He identified the area that will be affected. Council Member Rogers asked about the height of any building that is within 10 feet of the right-of-way. Director Cardenas stated that the building height will be similar to the buildings in the area. He expected them to be a single story or possibly higher because of special features such as the restaurant use. The taller buildings will be located toward the center.

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

**ACTION:** Council Member Jensen moved to ADOPT Ordinance 2024-09 to Amend City Code Section 10-14-28-6: Setbacks and Street Landscaping Buffers in the Valley Grove Mixed-Use Overlay. The applicant, St. John Properties, proposes to adjust the setback requirements for Buildings along Pleasant Grove Boulevard. Council Member Steve Rogers seconded the motion. Vote on motion: Dianna Andersen-Yes, Steve Rogers-Yes, Eric Jensen-Yes, Cyd LeMone-Yes, Todd Williams-Yes. The motion carried unanimously.

**10) ACTION ITEMS READY FOR VOTE**

- A. To Consider for Adoption Resolution (2024-18) of the City Council of Pleasant Grove City, Utah County, Utah, Appointing a Judge Pro-Tem and Temporary Judges for the Pleasant Grove City Justice Court. *Presenter: Attorney Petersen.***

Attorney Petersen presented this item and stated that Pleasant Grove's Justice Court Judge, Randy Birch resigned effective March 13, 2024, as he has obtained a full-time position as a Judge with Utah County. Judge Brook Sessions has agreed to take his place in the interim until a permanent judge can be appointed. State Code requires that the City Council appoint a Judge Pro Tem and that there be a list of judges who can serve as conflict judges or substitutes if Judge Sessions is unavailable. The current list of judges includes names of judges who are no longer available. Judge Sessions has spoken to several judges regarding that service and provided a list of names for consideration. That list includes Judge Scott J. Mikelsen from the Bluffdale Justice Court; Judge Randy B. Birch from the Heber City and Utah County Justice Court; and the Honorable Barbara Finlinson from the Juab County and Nephi City Justice Courts.

**ACTION:** Council Member Andersen moved to ADOPT Resolution 2024-18 of the City Council of Pleasant Grove City, Utah County, Utah, appointing a Judge Pro-Tem and Temporary Judges for the Pleasant Grove City Justice Court. Council Member LeMone seconded the motion. Vote on motion: Dianna Andersen-Yes, Steve Rogers-Yes, Eric Jensen-Yes, Cyd LeMone-Yes, Todd Williams-Yes. The motion carried unanimously.

- B. To Consider a Permit to Exceed Noise Restrictions for Geneva Rock Products, Inc. *Presenter: Director Winterton.***

Director Winterton presented this item and stated that the roadway work is about to begin. Currently,

night work is not being considered, however, unforeseen events may arise that may create the need. The request is preemptive and the work schedule will remain unaffected. The project cost is approximately \$4.5 million. Council Member Rogers commented that notice of pending night work is required should that become a reality.

**ACTION:** Council Member LeMone moved to GRANT a permit to exceed noise restrictions for Geneva Rock Products, Inc. Council Member Jensen seconded the motion. The motion carried unanimously with Council Members Andersen, Jensen, LeMone, Rogers, and Williams voting “Yes”.

It was noted that the contractor has been, and will continue to provide notice, when applicable. There was brief discussion about the types of notice being provided.

**C. To Consider the Notice of Award for the Nathaniel Drive Waterline and Roadway Project and Authorize the Mayor to Sign the Notice of Award. Presenter: Director Winterton.**

Director Winterton presented this item and stated that very competitive bids were received on the project, which includes water lines and complete roadway work. Different pressure areas are involved making this more complicated. The accepted bid was under budget. The estimated project cost is \$1.9 million.

**ACTION:** Council Member Jensen moved to AWARD the Notice of Award for the Nathaniel Drive Waterline and Roadway Project and authorize the Mayor to sign the Notice of Award. Council Member Andersen seconded the motion. The motion carried unanimously with Council Members Andersen, Jensen, LeMone, Rogers, and Williams voting “Yes”.

Director Winterton suggested that for the work being done, they check up on all the contractors and subcontractors to make sure they are qualified and that everything is in order. This project was on the original three-year roadway plan and now nearly all of the original roadway plan is completed. When that plan was initially unveiled, all of the underground investigation had not yet been done. This is another example of keeping the original plan’s commitment and this roadway stretch from Murdock to the east, has been expanded around the tank. It has taken a lot of time and effort. Additional roadway surface treatments were anticipated to complete the area within about one year.

**D. To Consider the Notice of Award for the Storm Drain Outfall Project, Otherwise known as Channel to the Lake be awarded to Acme Construction, Inc. and Authorize the Mayor to Sign the Notice of Award. Presenter: Director Winterton.**

Director Winterton presented this item and stated that it has taken a lot of time and effort. The project involves an outfall project to transport storm drain water through another city, into another city, and eventually to the lake. Four bids were received of which three were competitive and in close range. Staff will continue to work to reduce the costs without reducing quality or project integrity. The open channel will be widened and a new culvert crossing created, which will enhance the stability of the slopes. The nearby road will also be protected.

The project is currently \$2.4 million over budget. The City’s intent is to change the scope, phase the work, or adjust some parameters. Director Winterton reported that part of the work involves sheet

piles, which are steel plates driven straight into the ground to stabilize the soil as the homeowners were not amenable to what was originally suggested for slope improvement. This work alone is around \$2.4 million. Other options were being considered for that portion. Director Winterton recommended that the bid be accepted as-is, as it was competitive bidding and there is an understanding that negotiations regarding change orders can lower the cost. The contractor was amenable to negotiations and discussing the issue.

Council Member Rogers asked if there was a contingency available if they cannot get the number down to the estimate. Administrator Darrington stated that the City works on contingencies and can put impact fees towards this if needed. Other options were available for consideration, if necessary; but the project itself has to go forward because of the water issues. He stated that they had a 90-minute meeting about one week ago to figure out value engineering and contingencies. Council Member Rogers thought the project was part of the bond money. Administrator Darrington explained that most of the funding is coming from federal money received three or four years ago (\$4.5 million), with the rest from the bond. They are exploring all options as this project needs to be done. The contractor will be working with the City on this issue.

**ACTION:** Council Member Andersen moved to AWARD the Notice of Award for the Storm Drain Outfall Project, otherwise known as Channel to the Lake, to be awarded to Acme Construction, Inc. and Authorize the Mayor to Sign the Notice of Award. Council Member LeMone seconded the motion. Vote on motion: Dianna Andersen-Yes, Steve Rogers-No, Eric Jensen-Yes, Cyd LeMone-Yes, Todd Williams-Yes. The motion carried unanimously. The motion passed 4-to-1.

## 11) ITEMS FOR DISCUSSION

### A. Continued Items from the Work Session if needed.

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

- The library staff is amazing and everything is running well.
- Staff is preparing for the May 4 week, which will include a week full of activities.
- Today is National Library Workers Appreciation Day.
- Tickets need to be reserved for the upcoming play.

Police Chief, Keldon Brown, reported on the following:

- The officers are enjoying the new cameras. There has been press coverage on their successes including their assistance in breaking up a baby formula-selling scam along the Wasatch Front. The Police Department was able to help identify and apprehend suspects through the use of license plate information, identifying their places of operation, and recovering stolen formula. An immigration hold has been placed on the suspects. The other event involved the burglary of a storage shed.
- There was a domestic violence incident with shots fired that resulted in an arrest.
- Alex Hitala is completing his academy work in three weeks and will replace Sergeant Harrison. They then will be back to full staff.

- The Swearing-In of the Cadets was to take place the following day at 7:00 PM at the High School.

Fire Chief, Drew Engemann, reported on the following:

- They have a new experienced firefighter who serving in the US National Guard. Just over 60 people applied.
- A Bike Safety Event was scheduled for the following Saturday from 1:00 and 3:00 PM at the Recreation Center.
- Two employees graduated from the Heavy Rescue five-week course and will receive certificates. Others were involved in recertifications.
- Staff assisted in a victim recovery following an explosion in American Fork. The event was under investigation.
- Staff was also involved in a trench rescue. Their captain was the first person in the hole and stayed with the victim for the 90 minutes spent getting him out. The victim was buried up to his face and was having difficulty breathing. They were able to get him stabilized. This type of event is very rare but the site is very dangerous. The victim survived.
- They finished their Wildland refresher work and are ready for the season.
- Training was to take place at Battle Creek in a few weeks. Notice will be provided as smoke from the training will be evident.
- The department is developing good working relationships with the other City firefighters as part of the mutual training.

Assistant to the City Administrator, Kyler Brower, reported on the following:

- The previous night's event was a success and involved the residents at the batting cages. The funding came from the Care Tax. Mayor Fugal considered the batting cages to be a good use of the Care Tax.

**12) REVIEW AND DISCUSSION OF THE APRIL 23, 2024, CITY COUNCIL MEETING AGENDA.**

Administrator Darrington reported that they will recognize another group of Leadership Academy graduates at the next Work Session. They also will be discussing the budget. The meeting will include amendments to the Animal Control Code and an agreement with Rocky Mountain Power on issues at the new Cook Park. He has the Code established for employee Rodeo tickets per an agreement with Strawberry Days. City Recorder, Wendy Thorpe will oversee how the tickets are obtained.

**13) MAYOR AND COUNCIL BUSINESS.**

Council Member Jensen reminded all of the Utah County Business Summit. The Chamber is in charge and has six dynamic speakers for the following day which is to take place on the fourth floor of the Keller Building. Breakfast and lunch were to be provided for the sold-out event. He wants to address things that were said earlier. He tries not to take things personally and understands that certain people are trying to create a narrative that the City Council does not care about the community, the roads, or

the infrastructure. Over the past 7 to 8 years, he has seen what the City Council has tried to accomplish. They are focused on the nine City Departments and roads. He lives on Main Street, which is not in great shape but is not terrible either. There are other roads that are in poor condition that are being taken care of this year. He commented on the Public Works Department and Director Winterton for the work being done. Council Member Jensen stated that when he took office only \$200,000 to \$300,000 was being put into roads. They are now spending tens of millions of dollars on roads. He takes unfounded criticism personally. With regard to the home purchase at the pipe plant, he stated that a lot of misinformation is being spread.

Council Member Rogers reported on the formation of a private Downtown Coalition that includes his business partner that is headed in a positive direction. His firm will volunteer its services to help the Coalition form a 501(c)(6) organization so they can accept donations. They want to focus on downtown events and key in on the first block on Main Street, as that is where most businesses are located. The major concern pertains to the degree of vacancies and lack of people downtown. They want the City to be firm about Code violations, which they feel will help clean up the area. He would like to talk to Director Cardenas about Code matters. Administrator Darrington asked if the Coalition would be amenable to having Director Cardenas serve as a member. Council Member Rogers thought that would be appropriate. Administrator Darrington stated that the Coalition should be advised to contact Director Cardenas about any Code-related issues. Council Member Rogers noted that about 12 were present.

**14) SIGNING OF PLATS.**

Plats were to be signed before Council Members leave.

**15) REVIEW CALENDAR.**

**16) ADJOURN.**

**ACTION:** At 7:40 PM Council Member Andersen moved to ADJOURN. Council Member Williams seconded the motion. The motion carried unanimously with Council Members Andersen, Jensen, Rogers, and Williams voting “Yes”. Council Member LeMone was not present for the vote.

The City Council Meeting Minutes of April 9, 2024, were approved by the City Council on \_\_\_\_\_, 2024.

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Wendy Thorpe, CMC  
City Recorder  
(Exhibits are in the Recorder’s office.)

**PARTIAL PAYMENT ESTIMATE  
NO. 1**

Name of Contractor:	<i>Pronghorn Construction, Inc</i>	
Name of Owner:	<i>Pleasant Grove City</i>	
Date of Completion:	Amount of Contract:	Dates of Estimate:
Original: August 22, 2024	Original: \$220,381.00	From: April 8, 2024
Revised: na	Revised: na	To: April 30, 2024
Description of Job:	<i>Orchard Dr &amp; Locust Ave Safe Sidewalks</i>	
Amount	This Period	Total To Date
Amount Earned	\$138,109.00	\$138,109.00
Retainage Held	\$6,905.45	\$6,905.45
Retainage Being Released	\$0.00	\$0.00
Previous Payments	-	\$0.00
Amount Due	\$131,203.55	\$131,203.54

This project is on schedule

I hereby certify that I have carefully inspected the work and as a result of my inspection and to the best of my knowledge and belief, the quantities shown in this estimate are correct and have not been shown on previous estimates and the work has been performed in accordance with the Contract Documents.

Recommended by: Pleasant Grove City Engineering

Date: 5/1/2024

*Rebecca J. [Signature]* 2024.05.01  
11:49:11-06'00'

Accepted by: Pronghorn Construction, Inc

Date: 4/1/2024

**Michael V Garcia**  Digitally signed by Michael V Garcia  
Date: 2024.05.01 11:37:01-06'00'

Approved by: Pleasant Grove City Mayor

Date: \_\_\_\_\_

\_\_\_\_\_

**Schedule of Values**

PROJECT: Pleasant Grove City – Orchard Dr & Locust Ave Safe Sidewalks

PAY PERIOD: 1

1/8/2024

ITEM NO.	NATURE OF WORK	CONTRACT ITEMS				QUANTITY		EARNINGS	
		Qty	Units	Unit Price	Bid Amt.	This Month	To Date	This Month	To Date
	BASE BID Schedule 1								
1	MOBILIZATION	1	LUMP	\$12,500.00	\$12,500.00	0.60	0.60	\$7,500.00	\$7,500.00
2	TRAFFIC CONTROL	1	LUMP	\$7,500.00	\$7,500.00	0.70	0.70	\$5,250.00	\$5,250.00
3	SURVEY	1	LUMP	\$6,000.00	\$6,000.00	0.90	0.90	\$5,400.00	\$5,400.00
4	REMOVE ASPHALT PAVEMENT (PLAN QUANTITY)	468	SQ. YD.	\$26.00	\$12,168.00	468.00	468.00	\$12,168.00	\$12,168.00
5	REMOVE ASPHALT CURB	300	FOOT	\$3.00	\$900.00	300.00	300.00	\$900.00	\$900.00
6	REMOVE MOW CURB	80	FOOT	\$4.00	\$320.00	80.00	80.00	\$320.00	\$320.00
7	REMOVE PIPE	24	FOOT	\$24.00	\$576.00	24.00	24.00	\$576.00	\$576.00
8	REMOVE CATCH BASIN	2	EACH	\$600.00	\$1,200.00	2.00	2.00	\$1,200.00	\$1,200.00
9	CLEARING AND GRUBBING (includes all stump removals, trimming)	1	LUMP	\$3,300.00	\$3,300.00	1.00	1.00	\$3,300.00	\$3,300.00
10	RELOCATE MAIL BOX	1	EACH	\$200.00	\$200.00		0.00	\$0.00	\$0.00
11	RELOCATE SIGN	1	EACH	\$500.00	\$500.00		0.00	\$0.00	\$0.00
12	RELOCATE CHAIN LINK FENCE	60	FOOT	\$39.00	\$2,340.00	30.00	30.00	\$1,170.00	\$1,170.00
13	GRAVEL DRIVEWAY	305	SQ. FT.	\$3.00	\$915.00		0.00	\$0.00	\$0.00
14	ROADWAY EXCAVATION (PLAN QUANTITY)	250	CU. YD.	\$48.00	\$12,000.00	250.00	250.00	\$12,000.00	\$12,000.00
15	GRANULAR BORROW (PLAN QUANTITY)	131	CU. YD.	\$83.00	\$10,873.00	131.00	131.00	\$10,873.00	\$10,873.00
16	UNTREATED BASE COURSE (PLAN QUANTITY)	98	CU. YD.	\$83.00	\$8,134.00	98.00	98.00	\$8,134.00	\$8,134.00
17	ASPHALT PAVEMENT (PLAN QUANTITY) (Appx. 110 Tons)	439	SQ. YD.	\$53.00	\$23,267.00		0.00	\$0.00	\$0.00
18	24 INCH CONCRETE CURB AND GUTTER	596	FOOT	\$36.00	\$21,456.00	319.00	319.00	\$11,484.00	\$11,484.00
19	CONCRETE SIDEWALK	2,300	SQ. FT.	\$7.00	\$16,100.00	773.00	773.00	\$5,411.00	\$5,411.00
20	CORNER PEDESTRIAN ACCESS RAMP	2	EACH	\$3,600.00	\$7,200.00		0.00	\$0.00	\$0.00
21	CONCRETE DRIVEWAY FLARED, 6 INCH THICK	1,350	SQ. FT.	\$10.00	\$13,500.00	904.00	904.00	\$9,040.00	\$9,040.00
22	LANDSCAPE COBBLE	66	SQ. YD.	\$62.00	\$4,092.00		0.00	\$0.00	\$0.00
23	CONCRETE MOW CURB	100	FOOT	\$28.00	\$2,800.00		0.00	\$0.00	\$0.00
24	PAVEMENT MARKING PAINT	650	FOOT					not used	
25	PAVEMENT MESSAGE PAINT	10	EACH					not used	
26	LANDSCAPE RESTORATION	180	SQ. YD.	\$42.00	\$7,560.00		0.00	\$0.00	\$0.00
27	RECONSTRUCT VALVE BOX	3	EACH	\$900.00	\$2,700.00		0.00	\$0.00	\$0.00
28	REMOVE FIRE HYDRANT	1	EACH	\$2,500.00	\$2,500.00	1.00	1.00	\$2,500.00	\$2,500.00
29	FIRE HYDRANT	1	EACH	\$9,650.00	\$9,650.00	1.00	1.00	\$9,650.00	\$9,650.00
30	INLET BOX	1	EACH	\$4,550.00	\$4,550.00	1.00	1.00	\$4,550.00	\$4,550.00
31	COMBINATION INLET BOX	1	EACH	\$5,000.00	\$5,000.00	1.00	1.00	\$5,000.00	\$5,000.00
32	15 INCH REINFORCED CONCRETE PIPE	24	FOOT	\$200.00	\$4,800.00	24.00	24.00	\$4,800.00	\$4,800.00
33	30 INCH MOUNTABLE CONCRETE CURB AND GUTTER	50	FOOT	\$38.00	\$1,900.00	8.50	8.50	\$323.00	\$323.00
34	SIGN TYPE OM-3R	1	EACH	\$1,000.00	\$1,000.00		0.00	\$0.00	\$0.00
35	SALVAGE, STOCKPILE, AND SPREAD EXISTING GRAVEL	50	SQ. YD.	\$35.00	\$1,750.00	50.00	50.00	\$1,750.00	\$1,750.00
36	RELOCATE CULINARY WATER SERVICE	1	EACH	\$3,680.00	\$3,680.00	2.00	2.00	\$7,360.00	\$7,360.00
37	RELOCATE PRESSURIZED IRRIGATION SERVICE	1	EACH	\$2,850.00	\$2,850.00	1.00	1.00	\$2,850.00	\$2,850.00
38	REMOVE WATER LINE, SEVER HIGH PRESSURE/ LOW PRESSURE CONNECTION, AND INSTALL BLIND FLANGES AND THRUST BLOCKS	1	LUMP	\$4,600.00	\$4,600.00	1.00	1.00	\$4,600.00	\$4,600.00
	<b>Subtotal</b>				<b>\$220,381.00</b>			<b>\$138,109.00</b>	<b>\$138,109.00</b>
	<b>Total</b>				<b>\$220,381.00</b>			<b>\$138,109.00</b>	<b>\$138,109.00</b>

TOTAL	\$138,109.00	\$138,109.00
AMOUNT RETAINED	\$6,905.45	\$6,905.45
RETAINAGE RELEASED		\$0.00
PREVIOUS RETAINAGE	-	
PREVIOUS PAYMENTS	-	
<b>AMOUNT DUE</b>	<b>\$131,203.55</b>	<b>\$131,203.54</b>

**PARTIAL PAYMENT ESTIMATE  
NO. 1**

Name of Contractor:	<i>Geneva Rock Products, Inc</i>		
Name of Owner:	<i>Pleasant Grove City</i>		
Date of Completion:	Amount of Contract:	Dates of Estimate:	
Original: August 31, 2024	Original: \$3,175,116.60	From: January 22, 2024	
Revised: na	Revised: \$4,571,379.36	To: April 30, 2024	

Description of Job: ***2024 Pavement Preservation***

Amount	This Period	Total To Date
Amount Earned	\$818,761.90	\$818,761.90
Retainage Held	\$40,938.10	\$40,938.10
Retainage Being Released	\$0.00	\$0.00
Previous Payments	-	\$0.00
Amount Due	\$777,823.81	\$777,823.81

This project is on schedule

I hereby certify that I have carefully inspected the work and as a result of my inspection and to the best of my knowledge and belief, the quantities shown in this estimate are correct and have not been shown on previous estimates and the work has been performed in accordance with the Contract Documents.

Recommended by: Pleasant Grove City Engineering

Date: 5/1/2024

*Britta Jell* 2024.05.01  
12:50:27-06'00'

Accepted by: Geneva Rock Products, Inc

Date: 5/1/24



Approved by: Pleasant Grove City Mayor

Date: \_\_\_\_\_

\_\_\_\_\_

**Schedule of Values**

PROJECT: 2024 Pavement Preservation

PAY PERIOD: 1

9/12/2023

ITEM NO.	NATURE OF WORK	CONTRACT ITEMS				QUANTITY		EARNINGS	
		Qty	Units	Unit Price	Bid Amt.	This Month	To Date	This Month	To Date
<b>BASE BID Schedule A</b>									
1	Mobilization	1	LS	\$250,000.00	\$250,000.00	0.25	0.25	\$62,500.00	\$62,500.00
2	Traffic Control	1	LS	\$140,000.00	\$140,000.00	0.25	0.25	\$35,000.00	\$35,000.00
3	Scrub Seal	422,605	SY	\$2.27	\$959,313.35		0.00	\$0.00	\$0.00
4	Micro Surface	525,613	SY	\$3.00	\$1,576,839.00		0.00	\$0.00	\$0.00
5	Crack Seal for large cracks and Micro surface areas	25	Ton	\$4,000.00	\$100,000.00	91.146	91.15	\$364,584.00	\$364,584.00
6	White and Yellow Paint Striping	863	Gal	\$54.25	\$46,817.75		0.00	\$0.00	\$0.00
7	12" SWL Paint	698	LF	\$7.25	\$5,060.50		0.00	\$0.00	\$0.00
8	Pavement Messages Message Paint	33	Ea	\$120.00	\$3,960.00		0.00	\$0.00	\$0.00
9	School Crosswalk bar Paint	14	Ea	\$90.00	\$1,260.00		0.00	\$0.00	\$0.00
10	12" SWL Thermoplastic	3942	LF	\$13.00	\$51,246.00		0.00	\$0.00	\$0.00
11	Arrow Message Thermoplastic	53	Ea	\$300.00	\$15,900.00		0.00	\$0.00	\$0.00
12	School Crosswalk bar Thermoplastic	103	Ea	\$240.00	\$24,720.00		0.00	\$0.00	\$0.00
<b>Base Bid Subtotal</b>					<b>\$3,175,116.60</b>			<b>\$462,084.00</b>	<b>\$462,084.00</b>

<b>Change Order # 1</b>									
101	Skin patches to correct pavement ride quality, drainage, and durability concerns. This work will be performed at \$205/ton unit rate. Assumed to cover 431,663 sf at 3/8 to 1.5" thick.	2,037	ton	\$205.00	\$417,566.51	1553.88	1553.9	\$318,545.40	\$318,545.40
102	Traffic Control for skin patches	1	LS	\$23,250.00	\$23,250.00	0.25	0.3	\$5,812.50	\$5,812.50
103	Mobilization for skin patches	1	LS	\$16,000.00	\$16,000.00	0.25	0.3	\$4,000.00	\$4,000.00
<b>1000 South Edge mill and Overlay</b>									
201a	mobilization to be paid for by lump sum Assumed to be \$15,000 for 1000 S	1	LS	\$15,000.00	\$15,000.00		0.0	\$0.00	\$0.00
202a	HMA at 1.5" to be paid for at \$110/ton unit rate. Assumed to be 1290 ton for 1000 S	1290	ton	\$110.00	\$141,900.00		0.0	\$0.00	\$0.00
203a	7' wide edge milling paid for at \$2.75/linear feet unit rate. Assumed to be 5300 LF for 1000 S	5300	LF	\$2.75	\$14,575.00		0.0	\$0.00	\$0.00
204a	Traffic Control to be paid for by lump sum Assumed to be \$15,000 for 1000 S	1	LS	\$15,000.00	\$15,000.00		0.0	\$0.00	\$0.00
205a	asphalt leveling course to be paid for at \$168/ton unit rate. Assumed to be 50 ton for 1000 S	50	ton	\$168.00	\$8,400.00		0.0	\$0.00	\$0.00
206a	Installing a manhole ring to be paid for by \$310/each Assumed to be 8 for 1000 S	8	each	\$310.00	\$2,480.00		0.0	\$0.00	\$0.00
207a	Manhole reconstruct with concrete collar to be paid for by \$1,260 each. Assumed to be 7 for 1000 S	7	each	\$1,260.00	\$8,820.00		0.0	\$0.00	\$0.00
208a	Installing a valve ring to be paid for by \$290/each. Assumed to be 7 for 1000 S	7	each	\$290.00	\$2,030.00		0.0	\$0.00	\$0.00
209a	Valve box reconstruct with concrete collar to be paid for by \$1,150/each. Assumed to be 8 for 1000 S and 20 for 500 N	8	each	\$1,150.00	\$9,200.00		0.0	\$0.00	\$0.00
<b>500 North Edge mill and Overlay</b>									
201b	mobilization to be paid for by lump sum Assumed to be \$15,000 for 500 N	1	LS	\$15,000.00	\$15,000.00		0.0	\$0.00	\$0.00
202b	HMA at 1.5" to be paid for at \$110/ton unit rate. Assumed to be 3820 ton for 500 N	3820	ton	\$110.00	\$420,200.00		0.0	\$0.00	\$0.00
203b	7' wide edge milling paid for at \$2.75/linear feet unit rate. Assumed to be 24535 LF for 500 N	24535	LF	\$2.75	\$67,471.25		0.0	\$0.00	\$0.00
204b	Traffic Control to be paid for by lump sum Assumed to be \$26,000 for 500 N	1	LS	\$26,000.00	\$26,000.00		0.0	\$0.00	\$0.00
205b	asphalt leveling course to be paid for at \$168/ton unit rate. Assumed to be 675 ton for 500 N	675	ton	\$168.00	\$113,400.00		0.0	\$0.00	\$0.00
206b	Installing a manhole ring to be paid for by \$310/each Assumed to be 37 for 500 N	37	each	\$310.00	\$11,470.00	24.00	24.0	\$7,440.00	\$7,440.00
207b	Manhole reconstruct with concrete collar to be paid for by \$1,260 each. Assumed to be 20 for 500 N	20	each	\$1,260.00	\$25,200.00		0.0	\$0.00	\$0.00
208b	Installing a valve ring to be paid for by \$290/each. Assumed to be 70 for 500 N	70	each	\$290.00	\$20,300.00	72.00	72.0	\$20,880.00	\$20,880.00
209b	Valve box reconstruct with concrete collar to be paid for by \$1,150/each. Assumed to be 20 for 500 N	20	each	\$1,150.00	\$23,000.00		0.0	\$0.00	\$0.00
<b>Subtotal</b>					<b>\$1,396,262.76</b>			<b>\$356,677.90</b>	<b>\$356,677.90</b>
<b>Total</b>					<b>\$4,571,379.36</b>				

TOTAL	\$818,761.90	\$818,761.90
AMOUNT RETAINED	\$40,938.10	\$40,938.10
RETAINAGE RELEASED	\$0.00	\$0.00
PREVIOUS RETAINAGE	-	\$0.00
PREVIOUS PAYMENTS	-	\$0.00
<b>AMOUNT DUE</b>	<b>\$777,823.81</b>	<b>\$777,823.81</b>



**BILLING  
INVOICE**

**To:** PLEASANT GROVE CITY  
70 S 100 E  
PLEASANT GROVE, UT 84062

**Invoice #:** 51366-01  
**Date:** 4/30/2024

**From:** Geneva Rock Products, Inc.  
PO Box 428  
Orem, UT 84059  
(801) 765-7800

**Application #:** 144100  
**Customer #:** 44100  
**Invoice Due Date:** 5/10/2024  
**Contract:** 51366- Pleasant Grove 2024 Pa

Cont Item	Description	Contract	Contract	Quantity	Quantity	U/M	Unit	Amount	Amount	%
		Amount	Quantity	This Period	JTD		Price	This Period	To-Date	Compl
1	Mobilization	250,000.00	0.00	0.25	0.25	LS	0.00000	62,500.00	62,500.00	25.00%
2	Traffic Control	140,000.00	0.00	0.25	0.25	LS	0.00000	35,000.00	35,000.00	25.00%
3	Scrub Seal	959,313.35	422,605.00	0.00	0.00	SY	2.27000	0.00	0.00	0.00%
4	Micro-Surfacing	1,576,839.00	525,613.00	0.00	0.00	SY	3.00000	0.00	0.00	0.00%
5	Crack Seal for Large Areas	100,000.00	25.00	91.146	91.146	TON	4,000.00000	364,584.00	364,584.00	364.58%
6	White and Yellow	46,817.75	863.00	0.00	0.00	GAL	54.25000	0.00	0.00	0.00%
7	12" SWL Paint	5,060.50	698.00	0.00	0.00	LF	7.25000	0.00	0.00	0.00%
8	Pavement Message Paint	3,960.00	33.00	0.00	0.00	EA	120.00000	0.00	0.00	0.00%
9	School X-Walk Paint	1,260.00	14.00	0.00	0.00	EA	90.00000	0.00	0.00	0.00%
10	12" SWL Thermo	51,246.00	3,942.00	0.00	0.00	LF	13.00000	0.00	0.00	0.00%
11	Arrow Message Thermo	15,900.00	53.00	0.00	0.00	EA	300.00000	0.00	0.00	0.00%
12	School X-Walk Thermo	24,720.00	103.00	0.00	0.00	EA	240.00000	0.00	0.00	0.00%
101	Skin Patches-micro	20,369.10	2,036.91	1,553.88	1,553.88	EA	205.00000	318,545.40	318,545.40	76.29%
102	Traffic Control for skin patches	23,250.00	0.00	0.25	0.25	LS	0.00000	5,812.50	5,812.50	25.00%
103	Mobilization for skin patches	16,000.00	0.00	0.25	0.25	LS	0.00000	4,000.00	4,000.00	25.00%
201	Mobilization for 1000 S and 500 N	30,000.00	0.00	0.00	0.00	LS	0.00000	0.00	0.00	0.00%
202	1.5" HMA Overlay	15,330.00	5,110.00	0.00	0.00	TON	3.00000	0.00	0.00	0.00%
203	7' Wide Edge Milling - 1 1/2 Inch Radius	82,0426.25	29,835.00	0.00	0.00	LF	2.75000	0.00	0.00	0.00%
204	Traffic Control for HMA Overlay	41,000.00	0.00	0.00	0.00	LS	0.00000	0.00	0.00	0.00%
205	HMA Level Course	5,075.00	725.00	0.00	0.00	TON	7.00000	0.00	0.00	0.00%
206	Manhole Grade Ring	13,950.00	45.00	24.00	35.00	EA	310.00000	7440.00	7440.00	53.33%
207	Manhole reconstruct at 1000 S and 500 N	34,020.00	27.00	0.00	0.00	EA	1,260.00000	0.00	0.00	0.00%
208	Valve Grade Ring	2,330.00	77.00	72.00	72.00	EA	290.00000	20880.00	20880.00	93.51%
209	Valvebox reconstruct at 1000 S and 500 N	32,200.00	28.00	0.00	0.00	EA	1,150.00000	0.00	0.00	0.00%
211	Vac Truck	2,600.00	8.00	0.00	0.00	HR	325.00000	0.00	0.00	0.00%

**PLEASE PAY FROM THIS INVOICE**

All accounts due 15th of the month following date of billing. In the event payment is not made by due date, a FINANCE CHARGE of 1.5% per month (ANNUAL PERCENTAGE RATE 18%) will be added.

**Total Billed To Date: 818,761.90**

**Less Previous Applications: 0.00**

**Total Due This Invoice: 818,761.90**

**PARTIAL PAYMENT ESTIMATE  
NO. 2**

Name of Contractor: **J. Lyne Roberts and Sons, Inc.**  
 Name of Owner: **Pleasant Grove City**  
 Date of Completion:                      Amount of Contract:                      Dates of Estimate:  
 Original: 1-Oct-24                      Original: \$2,058,324.34                      From: 1-Mar-24  
 Revised: N/A                      Revised: \$2,058,324.34                      To: 30-Apr-24

Description of Job: <b>BLVD Well Facilities Project</b>		
Amount	This Period	Total To Date
Amount Earned	\$19,517.21	\$102,309.83
Retainage Being Held	\$975.86	\$5,115.49
Retainage Being Released	\$0.00	\$0.00
Previous Payments		\$78,652.99
<b>Amount Due</b>	<b>\$18,541.35</b>	<b>\$18,541.35</b>

Contractor's Construction Progress is ON SCHEDULE

I hereby certify that I have carefully inspected the work and as a result of my inspection and to the best of my knowledge and belief, the quantities shown in this estimate are correct and have not been shown on previous estimates and the work has been performed in accordance with the Contract Documents.

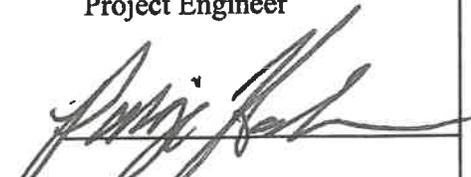
Recommended by Horrocks Engineers

Date: 5/1/2024

  
**Brett Wood, P.E.**  
 Project Engineer

Accepted by **J. Lyne Roberts and Sons, Inc.**

Date: 5/1/24

  
 Project Manager

Approved By: **Pleasant Grove City**

Date: \_\_\_\_\_

**Guy Fugal**  
 Mayor

Budget Code \_\_\_\_\_ Staff Initial \_\_\_\_\_

PROJECT: BLVD Well Facilities Project

PAY PERIOD:

2

Mar-24

ITEM NO.	NATURE OF WORK	CONTRACT ITEMS				QUANTITY		EARNINGS	
		Qty	Units	Unit Price	Bid Amt.	This Month	To Date	This Month	To Date
<b>Base Bid</b>									
1	Mobilization	1.00	LS	\$8,280.55	\$8,280.55	0.02	0.40	\$150.00	\$3,327.79
2	Traffic Control	1.00	LS	\$16,071.44	\$16,071.44	0.00	0.07		\$1,200.00
3	Storm Drain BMP's	1.00	LS	\$20,357.16	\$20,357.16	0.00	0.14		\$2,850.00
4	Well Building	1.00	LS	\$234,837.09	\$234,837.09	0.01	0.01	\$2,200.00	\$2,200.00
5	Building Piping and Pumps	1.00	LS	\$522,385.09	\$522,385.09	0.02	0.03	\$10,000.00	\$17,300.00
6	Electrical, Mechanical, and Communication	1.00	LS	\$430,260.63	\$430,260.63	0.00	0.00		\$0.00
7	Site Piping and Site Work	1.00	LS	\$169,546.50	\$169,546.50	0.04	0.44	\$7,167.21	\$75,432.04
8	Site Landscaping	1.00	LS	\$45,319.21	\$45,319.21	0.00	0.00		\$0.00
9	Fencing	1.00	LS	\$32,423.82	\$32,423.82	0.00	0.00		\$0.00
10	Monson Tank Connection Piping	1.00	LS	\$60,141.13	\$60,141.13	0.00	0.00		\$0.00
11	Monson Electrical	1.00	LS	\$188,624.98	\$188,624.98	0.00	0.00		\$0.00
12	Gibson Electrical	1.00	LS	\$182,672.61	\$182,672.61	0.00	0.00		\$0.00
13	Extraneous Electrical Conduit	1.00	LS	\$140,992.87	\$140,992.87	0.00	0.00		\$0.00
14	Temporary Well Flush Piping and Permits	1.00	LS	\$6,411.26	\$6,411.26	0.00	0.00		\$0.00
<b>Subtotal</b>					<b>\$2,058,324.34</b>			<b>\$19,517.21</b>	<b>\$102,309.83</b>

**Total**

**\$2,058,324.34**

	TOTAL	\$19,517.21	\$102,309.83
AMOUNT RETAINED		\$975.86	\$5,115.49
RETAINAGE RELEASED			\$0.00
PREVIOUS RETAINAGE			\$4,139.63
PREVIOUS PAYMENTS			\$78,652.99
<b>AMOUNT DUE</b>		<b>\$18,541.35</b>	<b>\$18,541.35</b>

**PARTIAL PAYMENT ESTIMATE  
NO. 9**

Name of Contractor: <b><i>BD Bush Excavation, Inc.</i></b>		
Name of Owner: <b><i>Pleasant Grove City</i></b>		
Date of Completion:	Amount of Contract:	Dates of Estimate:
Original: 30-Sep-23	Original: \$1,869,629.00	From: 20-Nov-23
Revised: 13-Oct-23	Revised: \$1,920,655.56	To: 30-Apr-24

Description of Job: <b><i>1300 East Street and Utility Improvement Project</i></b>		
Amount	This Period	Total To Date
Amount Earned	\$10,525.50	\$1,929,821.96
Retainage Being Held	\$0.00	\$0.00
Retainage Being Released	\$0.00	\$0.00
Previous Payments		\$1,919,296.46
Amount Due	<b>\$10,525.50</b>	<b>\$10,525.50</b>

Contractor's Construction Progress is COMPLETE

I hereby certify that I have carefully inspected the work and as a result of my inspection and to the best of my knowledge and belief, the quantities shown in this estimate are correct and have not been shown on previous estimates and the work has been performed in accordance with the Contract Documents.

Recommended by Horrocks Engineers

Date: 4/30/2024

***Caleb Joubert, E.I.T.***  
Project Engineer

Accepted by: **BD Bush Excavation, Inc.**

Date: 4/30/2024

  
**Bronson Anderson**  
Project Manager

Approved By: **Pleasant Grove City**

Date: \_\_\_\_\_

***Guy Fugal***  
Mayor

Budget Code \_\_\_\_\_ Staff Initial \_\_\_\_\_

ITEM NO.	NATURE OF WORK	CONTRACT ITEMS				QUANTITY		EARNINGS	
		Qty	Units	Unit Price	Bid Amt.	This Month	To Date	This Month	To Date
<b>Base Bid</b>									
1	Mobilization	1.00	LS	\$32,000.00	\$32,000.00	0.00	1.00		\$32,000.00
2	Traffic Control	1.00	LS	\$31,500.00	\$31,500.00	0.00	1.00		\$31,500.00
3	Storm Water Pollution Prevention Plan	1.00	LS	\$16,000.00	\$16,000.00	0.00	1.00		\$16,000.00
4	Remove Existing Curb and Gutter	350.00	LF	\$4.50	\$1,575.00	0.00	813.00		\$3,658.50
5	Remove Existing Concrete Flatwork	3600.00	SF	\$1.40	\$5,040.00	270.00	4676.00	\$378.00	\$6,546.40
6	Adjust Valve Box Or Sewer Cleanout to Grade	26.00	EA	\$850.00	\$22,100.00	0.00	29.00		\$24,650.00
7	Adjust Manhole to Grade	18.00	EA	\$950.00	\$17,100.00	0.00	18.00		\$17,100.00
8	24 Inch Curb and Gutter	1500.00	LF	\$59.00	\$88,500.00	0.00	1785.00		\$105,315.00
9	Roadway Excavation (Plan Quantity)	1655.00	CY	\$81.00	\$134,055.00	0.00	1655.00		\$134,055.00
10	2 Inch Stabilization Rock (Contingency Item)	75.00	TON	\$50.00	\$3,750.00	0.00	0.00		\$0.00
11	Untreated Base Course (UTBC) (Plan Quantity)	2315.00	CY	\$51.40	\$118,991.00	0.00	2315.00		\$118,991.00
12	Hot Mix Asphalt	2245.00	TON	\$95.00	\$213,275.00	0.00	2253.37		\$214,070.15
13	Driveway Approaches (6 Inches Thick)	3000.00	SF	\$14.25	\$42,750.00	270.00	6659.00	\$3,847.50	\$94,890.75
14	Concrete Sidewalk (4 Inch Thick)	4365.00	SF	\$11.60	\$50,634.00	0.00	4518.00		\$52,408.80
15	ADA Detectable Warning Device	7.00	EA	\$1,325.00	\$9,275.00	0.00	7.00		\$9,275.00
16	Landscape Installation and Repair	4145.00	SF	\$6.20	\$25,699.00	0.00	3574.00		\$22,158.80
17	Soil Fill (for 90 South)	1500.00	CF	\$5.50	\$8,250.00	0.00	1500.00		\$8,250.00
18	Curb Wall (6 Inch)	140.00	LF	\$64.50	\$9,030.00	0.00	140.00		\$9,030.00
19	Remove Tree	10.00	EA	\$1,500.00	\$15,000.00	0.00	3.00		\$4,500.00
20	Remove and Reinstall Fence	70.00	LF	\$59.50	\$4,165.00	0.00	70.00		\$4,165.00
21	Relocate Mailbox	7.00	EA	\$400.00	\$2,800.00	0.00	4.00		\$1,600.00
22	Relocate Sign	1.00	EA	\$550.00	\$550.00	0.00	2.00		\$1,100.00
23	Install Concrete Stairs and Landing	1.00	LS	\$11,500.00	\$11,500.00	0.00	1.00		\$11,500.00
24	Replace Gravel Driveway	500.00	SF	\$5.25	\$2,625.00	0.00	500.00		\$2,625.00
25	Water Service Connection (Setters Furnished by City)	34.00	EA	\$2,200.00	\$74,800.00	0.00	33.00		\$72,600.00
26	1 Inch Water Lateral Pipe	840.00	LF	\$26.00	\$21,840.00	0.00	931.00		\$24,206.00
27	6 Inch PVC C-900 Water Pipe	40.00	LF	\$96.00	\$3,840.00	0.00	40.00		\$3,840.00
28	8 Inch PVC C-900 Water Pipe	35.00	LF	\$115.00	\$4,025.00	0.00	35.00		\$4,025.00
29	Installation of 10 Inch PVC C-900 Water Pipe (Pipe Furnished by City)	2070.00	LF	\$81.00	\$167,670.00	0.00	2050.00		\$166,050.00
30	12 Inch PVC-C-900 Pressurized Irrigation Pipe	40.00	LF	\$130.00	\$5,200.00	0.00	20.00		\$2,600.00
31	6 Inch MJ Long Sleeve	1.00	EA	\$690.00	\$690.00	0.00	1.00		\$690.00
32	8 Inch MJ Long Sleeve	1.00	EA	\$860.00	\$860.00	0.00	3.00		\$2,580.00
33	10 Inch MJ Long Sleeve	2.00	EA	\$1,050.00	\$2,100.00	0.00	3.00		\$3,150.00
34	12 Inch MJ Long Sleeve	2.00	EA	\$1,200.00	\$2,400.00	0.00	1.00		\$1,200.00
35	10 Inch x 6 Inch MJ x FL Reducer	1.00	EA	\$1,200.00	\$1,200.00	0.00	1.00		\$1,200.00
36	10 Inch x 8 Inch FL TEE	1.00	EA	\$1,800.00	\$1,800.00	0.00	1.00		\$1,800.00
37	10 Inch FL Tee	3.00	EA	\$2,000.00	\$6,000.00	0.00	3.00		\$6,000.00
38	6 Inch MJ 45° Bend	1.00	EA	\$995.00	\$995.00	0.00	1.00		\$995.00
39	10 Inch MJ 11.25° Bend	3.00	EA	\$1,350.00	\$4,050.00	0.00	3.00		\$4,050.00
40	10 Inch MJ x FL 45° Bend	1.00	EA	\$1,500.00	\$1,500.00	0.00	1.00		\$1,500.00
41	12 Inch MJ 45° Bend	8.00	EA	\$1,550.00	\$12,400.00	0.00	4.00		\$6,200.00
42	8 Inch Gate Valve	1.00	EA	\$2,850.00	\$2,850.00	0.00	1.00		\$2,850.00
43	10 Inch Gate Valve	11.00	EA	\$4,100.00	\$45,100.00	0.00	11.00		\$45,100.00
44	Remove Existing Water Valve Box	14.00	EA	\$750.00	\$10,500.00	0.00	9.00		\$6,750.00
45	Remove Fire Hydrant	4.00	EA	\$1,500.00	\$6,000.00	0.00	3.00		\$4,500.00
46	Install Fire Hydrant	4.00	EA	\$9,350.00	\$37,400.00	0.00	3.00		\$28,050.00
47	12 Inch RCP, Class V	65.00	LF	\$150.00	\$9,750.00	0.00	65.00		\$9,750.00
48	15 Inch RCP, Class V	2190.00	LF	\$160.00	\$350,400.00	0.00	1881.00		\$300,960.00
49	18 Inch RCP, Class III	285.00	LF	\$135.00	\$38,475.00	0.00	306.00		\$41,310.00
50	48 Inch Storm Drain Manhole	9.00	EA	\$5,335.00	\$48,015.00	0.00	9.00		\$48,015.00
51	Curb Inlet Box	8.00	EA	\$4,650.00	\$37,200.00	0.00	9.00		\$41,850.00
52	Grate Inlet Box	1.00	EA	\$4,650.00	\$4,650.00	0.00	1.00		\$4,650.00
53	Double Curb Inlet Box	1.00	EA	\$7,500.00	\$7,500.00	0.00	1.00		\$7,500.00
54	Connect to Existing Structure	4.00	EA	\$2,900.00	\$11,600.00	0.00	4.00		\$11,600.00
55	Remove Existing Storm Drain Structure	6.00	EA	\$2,200.00	\$13,200.00	0.00	6.00		\$13,200.00
56	Abandon Existing Storm Drain Structure	4.00	EA	\$2,100.00	\$8,400.00	3.00	6.00	\$6,300.00	\$12,600.00
57	Remove Existing Pipe	1150.00	LF	\$12.50	\$14,375.00	0.00	1098.00		\$13,725.00
58	Remove and Dispose Existing Pipe Outfall	1.00	LS	\$1,150.00	\$1,150.00	0.00	1.00		\$1,150.00
59	Installation of New 1 Inch Residential Pressurized Irrigation Meter	34.00	EA	\$950.00	\$32,300.00	0.00	32.00		\$30,400.00
60	Fuel Costs (No Greater than 5% of Sum of the Bid Items 11-12, 17, 26-29, and 47-49)	1.00	LS	\$0.00	\$0.00	0.00	0.00		\$0.00
<b>Additive Alternate #1</b>									
101	Sewer Lateral Repair	0.00	EA	\$785.00	\$0.00	0.00	6.00		\$4,710.00
102	10 Inch Line Stop	0.00	EA	\$15,500.00	\$0.00	0.00	0.00		\$0.00
103	Pressurized Irrigation Connection	5.00	EA	\$1,575.00	\$7,875.00	0.00	10.00		\$15,750.00
104	1 Inch Pressurized Irrigation Pipe	170.00	LF	\$31.50	\$5,355.00	0.00	200.00		\$6,300.00
105	Soft Spot Repair Fabric	0.00	SY	\$5.00	\$0.00	0.00	0.00		\$0.00
<b>Subtotal</b>					<b>\$1,869,629.00</b>			<b>\$10,525.50</b>	<b>\$1,878,795.40</b>

<b>Change Order #1</b>									
1	Traffic Control for 200 South Water Line Cut and Cap	1.00	LS	\$1,200.00	\$1,200.00	0.00	1.00		\$1,200.00
2	Soft Spot Excavation	85.00	CY	\$35.00	\$2,975.00	0.00	85.00		\$2,975.00
3	Soft Spot Structural Fill	85.00	CY	\$51.40	\$4,369.00	0.00	85.00		\$4,369.00
4	Soft Spot Repair Fabric	395.00	SY	\$3.90	\$1,540.50	0.00	395.00		\$1,540.50
5	Dual Fabric Over Sub Base	540.00	SY	\$6.70	\$3,618.00	0.00	540.00		\$3,618.00

<b>Change Order #2</b>									
1	Lower 200 South Storm Drain Manhole	1.00	LS	\$2,645.00	\$2,645.00	0.00	1.00		\$2,645.00
2	Asphalt Deduct 0.8 Pay Factor for Compaction	722.06	TON	(\$19.00)	(\$13,719.14)	0.00	722.06		(\$13,719.14)

<b>Change Order #3</b>									
1	Dual Soft Spot Repair Fabric, 2,780 SY @ \$6.70/SY	2780.00	SY	\$6.70	\$18,626.00	0.00	2780.00		\$18,626.00
2	Soft Spot Repair Excavation, 191 CY @ \$35.00/CY	191.00	CY	\$35.00	\$6,685.00	0.00	191.00		\$6,685.00
3	Soft Spot Repair Roadbase (6 Inches), 98 CY @ \$51.40/CY	98.00	CY	\$51.40	\$5,037.20	0.00	98.00		\$5,037.20
4	Additional 1" of Hot Mix Asphalt, 190 Ton @ \$95.00/Ton	190.00	TON	\$95.00	\$18,050.00	0.00	190.00		\$18,050.00

<b>Total</b>	<b>\$1,920,655.56</b>	<b>TOTAL</b>	<b>\$10,525.50</b>	<b>\$1,929,821.96</b>
		AMOUNT RETAINED	\$0.00	\$0.00
		RETAINAGE RELEASED	\$0.00	\$0.00
		PREVIOUS RETAINAGE		\$0.00
		PREVIOUS PAYMENTS		\$1,919,296.46
		<b>AMOUNT DUE</b>	<b>\$10,525.50</b>	<b>\$10,525.50</b>

**PARTIAL PAYMENT ESTIMATE  
NO. 1**

Name of Contractor:	<i>Pronghorn Construction, Inc</i>	
Name of Owner:	<i>Pleasant Grove City</i>	
Date of Completion:	Amount of Contract:	Dates of Estimate:
Original: August 2024	Original:	From: April 8, 2024
Revised: na	Revised: na	To: April 30, 2024
Description of Job:	<i>2024 C&amp;G and Sidewalk Projects</i>	
Amount	This Period	Total To Date
Amount Earned	\$114,873.93	\$114,873.93
Retainage Held	\$5,743.70	\$5,743.70
Retainage Being Released	\$0.00	\$0.00
Previous Payments	-	\$0.00
Amount Due	\$109,130.23	\$109,130.22

This project is on schedule

I hereby certify that I have carefully inspected the work and as a result of my inspection and to the best of my knowledge and belief, the quantities shown in this estimate are correct and have not been shown on previous estimates and the work has been performed in accordance with the Contract Documents.

Recommended by: Pleasant Grove City Engineering

Date: 5/1/2024 \_\_\_\_\_

Accepted by: Pronghorn Construction, Inc

Date: 5/1/2024 \_\_\_\_\_

Approved by: Pleasant Grove City Mayor

Date: \_\_\_\_\_

**Schedule of Values**

PROJECT: 2024 C&G and Sidewalk

PAY PERIOD: 1

1/8/2024

ITEM NO.	NATURE OF WORK	CONTRACT ITEMS				QUANTITY		EARNINGS	
		Qty	Units	Unit Price	Bid Amt.	This Month	To Date	This Month	To Date
	BASE BID Schedule 1								
1	Phase 1	1	LS	\$37,088.53	\$37,088.53	1.00	1.00	\$37,088.53	\$37,088.53
2	Phase 2	1	LS	\$15,312.61	\$15,312.61	1.00	1.00	\$15,312.61	\$15,312.61
3	Phase 3	1	LS	\$62,472.79	\$62,472.79	1.00	1.00	\$62,472.79	\$62,472.79
<b>Subtotal</b>					<b>\$114,873.93</b>			<b>\$114,873.93</b>	<b>\$114,873.93</b>
<b>Total</b>					<b>\$114,873.93</b>				

<b>TOTAL</b>	<b>\$114,873.93</b>	<b>\$114,873.93</b>
AMOUNT RETAINED	\$5,743.70	\$5,743.70
RETAINAGE RELEASED		\$0.00
PREVIOUS RETAINAGE	-	
PREVIOUS PAYMENTS	-	
<b>AMOUNT DUE</b>	<b>\$109,130.23</b>	<b>\$109,130.22</b>

**Pronghorn Construction Inc**

PO Box 95247  
South Jordan, UT 84095 US  
office@pronghornco.com  
pronghornco.com



**INVOICE**

BILL TO  
Pleasant Grove City.  
70 S 100 E  
Pleasant Grove, UT 84062

INVOICE 2047  
DATE 04/30/2024  
TERMS Due on receipt  
DUE DATE 04/30/2024

	DESCRIPTION	QTY	RATE	AMOUNT
Services	Change Order #1- Remove/Replace Concrete Phase 1	1	37,088.53	37,088.53
Services	Change Order #2- Remove/Replace Concrete Phase 2	1	15,312.61	15,312.61
Services	Change Order #3- Remove/Replace Concrete Phase 3	1	62,472.79	62,472.79

BALANCE DUE **\$114,873.93**

## Britton Tveten

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**From:** Michael Garcia <michael@pronghornco.com>  
**Sent:** Monday, April 29, 2024 11:16 AM  
**To:** John Goodman; Britton Tveten  
**Cc:** Ryan Banasky; Jimmy Banasky; JR Hernandez; Javier Sosa; Darren Harris; Shawn Pitts  
**Subject:** RE: PG improvements  
**Attachments:** Phase2 - Darren Measurements.jpg; Phase3 - Darren Measurements.jpg

Britton/John,

Below are the other two locations we completed. I'm trying to get a bill done today or tomorrow for Orchard, do you want me to bill all this work as a lump sum or how do you want to see it?

Thanks,

<b>Additional Work 350E 1095E</b>					
<b>Item</b>	<b>Description</b>	<b>Unit</b>	<b>Quantity</b>	<b>Unit Price</b>	<b>Total</b>
	Mobilization and Demobilization	LS	1.00	\$ 800.00	\$ 800.00
	Traffic Control	LS	1.00	\$ 800.00	\$ 800.00
	Remove Curb and Gutter	LF	167.50	\$ 9.00	\$ 1,507.50
	Excavation and Road Base for C&G	LF	167.50	\$ 7.29	\$ 1,221.08
18	24 Inch Concrete Curb and Gutter	LF	167.50	\$ 36.00	\$ 6,030.00
4	Remove Asphalt	SY	37.22	\$ 26.00	\$ 967.78
	Prep for Asphalt	SF	37.22	\$ 8.10	\$ 301.50
	Remove Concrete	SF	156.00	\$ 3.39	\$ 528.84
14	Roadway Excavation	SF	156.00	\$ 0.89	\$ 138.84
16	Untreated Road Base	SF	156.00	\$ 1.54	\$ 240.24
21	Concrete Driveway Flared, 6" Thick	SF	40.50	\$ 10.00	\$ 405.00
19	Concrete Sidewalk 4" Thick	SF	115.50	\$ 7.00	\$ 808.50
	Remove and Replace Waterway	SF	0.00	\$ 33.50	\$ -
26	Landscape Restoration	SY	37.22	\$ 42.00	\$ 1,563.33
				<b>Total</b>	<b>\$15,312.61</b>

Additional Work 1055E					
Item	Description	Unit	Quantity	Unit Price	Total
	Mobilization and Demobilization	LS	1.00	\$ 1,500.00	\$ 1,500.00
	Traffic Control	LS	1.00	\$ 800.00	\$ 800.00
	Remove Curb and Gutter	LF	389.70	\$ 9.00	\$ 3,507.30
	Excavation and Road Base for C&G	LF	389.70	\$ 7.29	\$ 2,840.91
18	30 Inch Concrete Curb and Gutter	LF	389.70	\$ 38.00	\$ 14,808.60
4	Remove Asphalt	SY	86.60	\$ 26.00	\$ 2,251.60
	Prep for Asphalt	SF	86.60	\$ 8.10	\$ 701.46
	Remove Concrete	SF	496.00	\$ 3.39	\$ 1,681.44
14	Roadway Excavation	SF	496.00	\$ 0.89	\$ 441.44
16	Untreated Road Base	SF	496.00	\$ 1.54	\$ 763.84
21	Concrete Driveway Flared, 6" Thick	SF	52.00	\$ 10.00	\$ 520.00
19	Concrete Sidewalk 4" Thick	SF	444.00	\$ 7.00	\$ 3,108.00
	Remove and Replace Waterway	SF	666.00	\$ 33.50	\$ 22,311.00
	Box tie-in	EA	4.00	\$ 900.00	\$ 3,600.00
26	Landscape Restoration	SY	86.60	\$ 42.00	\$ 3,637.20
				<b>Total</b>	<b>\$62,472.79</b>

Michael V Garcia  
385-222-5480

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**From:** Michael Garcia  
**Sent:** Friday, April 12, 2024 3:13 PM  
**To:** 'John, Pleasant Grove City' <jgoodman@pgcity.org>; 'Britton Tveten' <btveten@pgcity.org>  
**Cc:** Ryan Banasky <office@pronghornco.com>; Jimmy Banasky <jimmy@pronghornco.com>; JR Hernandez <jr@pronghornco.com>; Javier Sosa <Javier@pronghornco.com>; Darren Harris <darren@pronghornco.com>; 'Shawn Pitts' <spitts@pgcity.org>  
**Subject:** RE: PG improvements

John/Britton,

Below are the quantities completed in 1640 N 100 E. Please let me know if you have any questions. I also attached the quantities measured by Darren.

Do you want me to bill this under Orchard or a separate bill? Any of those options work for me.

## Additional Work 1640 N 100 E

Description	Unit	Quantity	Unit Price	Total
Mobilization and Demobilization	LS	1.00	\$ 1,500.00	\$ 1,500.00
Traffic Control	LS	1.00	\$ 800.00	\$ 800.00
Remove Curb and Gutter	LF	263.00	\$ 9.00	\$ 2,367.00
Excavation and Road Base for C&G	LF	263.00	\$ 7.29	\$ 1,917.27
24 Inch Concrete Curb and Gutter	LF	263.00	\$ 36.00	\$ 9,468.00
Remove Asphalt	SY	58.44	\$ 26.00	\$ 1,519.56
Prep for Asphalt	SF	58.44	\$ 8.10	\$ 473.40
Remove Concrete	SF	1052.00	\$ 3.39	\$ 3,566.28
Roadway Excavation	SF	1052.00	\$ 0.89	\$ 936.28
Untreated Road Base	SF	1052.00	\$ 1.54	\$ 1,620.08
Concrete Driveway Flared, 6" Thick	SF	230.00	\$ 10.00	\$ 2,300.00
Concrete Sidewalk 4" Thick	SF	822.00	\$ 7.00	\$ 5,754.00
Remove and Replace Waterway	SF	72.00	\$ 33.50	\$ 2,412.00
Landscape Restoration	SY	58.44	\$ 42.00	\$ 2,454.67
			<b>Total</b>	<b>\$37,088.53</b>

Thanks,

Michael V Garcia  
385-222-5480

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**From:** Michael Garcia

**Sent:** Monday, April 1, 2024 9:01 PM

**To:** John, Pleasant Grove City <[jgoodman@pgcity.org](mailto:jgoodman@pgcity.org)>; Britton Tveten <[btveten@pgcity.org](mailto:btveten@pgcity.org)>

**Cc:** Ryan Banasky <[office@pronghornco.com](mailto:office@pronghornco.com)>; Jimmy Banasky <[jimmy@pronghornco.com](mailto:jimmy@pronghornco.com)>; JR Hernandez <[jr@pronghornco.com](mailto:jr@pronghornco.com)>; Javier Sosa <[Javier@pronghornco.com](mailto:Javier@pronghornco.com)>; Darren Harris <[darren@pronghornco.com](mailto:darren@pronghornco.com)>; Shawn Pitts <[spitts@pgcity.org](mailto:spitts@pgcity.org)>

**Subject:** RE: PG improvements

John & Britton,

Thank you for the opportunity. Below are the quantities and unit prices we have for this additional work. I gather these quantities from your walk with Javier and Darren.

I added mobilization, traffic control, and landscape restoration if needed. Let me know if you have any questions.

Additional Work						
Item	Description	Unit	Quantity	Unit Price	Total	Notes
	Mobilization and Demobilization	LS	1.00	\$ 2,465.00	\$ 2,465.00	3% for moving equip
	Traffic Control	LS	1.00	\$ 1,650.00	\$ 1,650.00	2% for traffic signag
	Remove Curb and Gutter	LF	485.50	\$ 9.00	\$ 4,369.50	
	Excavation and Road Base for C&G	LF	485.50	\$ 7.29	\$ 3,539.30	
18	24 Inch Concrete Curb and Gutter	LF	485.50	\$ 36.00	\$ 17,478.00	
4	Remove Asphalt	SY	107.89	\$ 26.00	\$ 2,805.11	Next to Curb and Gu
	Prep for Asphalt	SF	107.89	\$ 8.10	\$ 873.90	Patching by the City
	Remove Concrete	SF	3347.00	\$ 3.39	\$ 11,346.33	Added \$0.50 to cover
14	Roadway Excavation (Plan Quantity)	SF	3347.00	\$ 0.89	\$ 2,978.83	
16	Untreated Road Base (Plan Quantity)	SF	3347.00	\$ 1.54	\$ 5,154.38	
21	Concrete Driveway Flared, 6" Thick	SF	285.00	\$ 10.00	\$ 2,850.00	
19	Concrete Sidewalk 4" Thick	SF	3062.00	\$ 7.00	\$ 21,434.00	
	Remove and Replace Waterway	SF	144.00	\$ 33.50	\$ 4,824.00	Using 2023 Loader A
26	Landscape Restoration	SY	107.89	\$ 42.00	\$ 4,531.33	Assuming 485.5 ft of
				<b>Total</b>	<b>\$86,299.68</b>	

Thanks again,

Michael V Garcia  
385-222-5480

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**From:** Darren Harris <[darren@pronghornco.com](mailto:darren@pronghornco.com)>  
**Sent:** Thursday, March 28, 2024 8:53 PM  
**To:** John, Pleasant Grove City <[jgoodman@pgcity.org](mailto:jgoodman@pgcity.org)>  
**Cc:** Michael Garcia <[michael@pronghornco.com](mailto:michael@pronghornco.com)>; Ryan Banasky <[office@pronghornco.com](mailto:office@pronghornco.com)>; Jimmy Banasky <[jimmy@pronghornco.com](mailto:jimmy@pronghornco.com)>; JR Hernandez <[jr@pronghornco.com](mailto:jr@pronghornco.com)>; Javier Sosa <[Javier@pronghornco.com](mailto:Javier@pronghornco.com)>  
**Subject:** Re: PG improvements

John,  
 With the extra 20 additional sections , plus the 2 sections we marked out this morning up on 1645S 100E

I just wanted to get a confirmation on this email that this Scope of work will be charged to the line item quotes we turned in for the Orchard project as mentioned by Britt. Please respond with an approval to proceed. If a contract needs to be signed, let's do it. I will be sure to walk those additional sections you marked out today and will txt you for any additional questions. Thank you for the opportunity.

**Darren Harris**  
 PRONGHORN CONSTRUCTION

8013805002  
 PO Box 95247

South Jordan, Utah 84095

Sent from my iPhone

On Mar 28, 2024, at 9:02 AM, Javier Sosa <[Javier@pronghornco.com](mailto:Javier@pronghornco.com)> wrote:

Awesome 🙌

Get Outlook for iOS<<https://aka.ms/o0ukef>>

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From: Darren Harris <[darren@pronghornco.com](mailto:darren@pronghornco.com)>  
Sent: Thursday, March 28, 2024 8:52:44 AM  
To: Michael Garcia <[michael@pronghornco.com](mailto:michael@pronghornco.com)>; Ryan Banasky <[office@pronghornco.com](mailto:office@pronghornco.com)>; Jimmy Banasky <[jimmy@pronghornco.com](mailto:jimmy@pronghornco.com)>; JR Hernandez <[jr@pronghornco.com](mailto:jr@pronghornco.com)>; Javier Sosa <[Javier@pronghornco.com](mailto:Javier@pronghornco.com)>  
Subject: PG improvements

Michael,

Just got done walking these 2 areas with John Goodwin ... 1640S 100E Pleasant Grave

Tearout and replace 4'x18' waterway with rebar, we are not matching the existing asphalt. It is getting poured back Right.

[IMG\_1601.jpg]

162E 1640N ... Tearout and replace 25'x4' sidewalk and 25' of 24" curb and gutter. C&G matches existing asphalt, Do not damage Asphalt.

[IMG\_1600.jpg]

John, has 6 more areas like this C&G / sidewalk layout that need to be marked out. He wants to do it after the reconstruction meeting today. He is fine with doing it during the Spring Break week .

Darren Harris

PRONGHORN CONSTRUCTION

8013805002  
PO Box 95247

South Jordan, Utah 84095

Sent from my iPhone



Report Criteria:

Invoices with totals above \$0 included.  
 Only unpaid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>GENERAL FUND</b>							
<b>10-13100 ACCTS REC.- CITY EMPLOYEES</b>							
3080	FRATERNAL ORDER OF	04192024	PD/DUES	04/19/2024	506.00	.00	
7505	SKAGGS COMPANIES, IN	450A2170492	PD/PERSONAL SUPPLIES	04/10/2024	110.00	.00	
7505	SKAGGS COMPANIES, IN	450A2211711	PD/PERSONAL SUPPLIES	04/08/2024	145.80	.00	
7505	SKAGGS COMPANIES, IN	450A2270841	PD/PERSONAL SUPPLIES	04/24/2024	250.93	.00	
<b>10-21250 LIFE INSURANCE PAYABLE</b>							
8265	THE LINCOLN NATIONAL	05012024	INSURANCE PREMIUM	05/01/2024	6,440.24	.00	
<b>10-21355 CASH BONDS (NEW)</b>							
7470	SIRQ, INC	05012024	LANDSCAPING BOND RELEASE	05/01/2024	60,600.00	.00	
7470	SIRQ, INC	05022024	LANDSCAPE BONDE RELEASE INT	05/01/2024	297.58	.00	
<b>10-24260 AMER. FAMILY LIFE PAYABLE</b>							
309	AM. FAMILY LIFE ASSUR	655639	SUSPENSE PREMIUM	04/11/2024	255.54	.00	
<b>10-24350 SENIOR CITIZEN CLEARING</b>							
5478	MOUNTAINLAND ASSOCI	04162024	SR. CNTR/CONTRIBUTION	04/16/2024	1,973.00	.00	
<b>10-34-280 AMBULANCE FEES</b>							
8813	UTAH DEPT OF HEALTH	24H5000552	AMBULANCE ASSESSMENT 2024 Q	04/25/2024	7,366.03	.00	
Total :					77,945.12	.00	
<b>JUDICIAL</b>							
<b>10-42-330 PROFESSIONAL SERVICES</b>							
2280	DASILVA, MONICA	04172024	JUDICIAL/INTERPRETER	04/17/2024	103.50	.00	
Total JUDICIAL:					103.50	.00	
<b>NON-DEPARTMENTAL</b>							
<b>10-43-310 LEGAL SERVICES</b>							
7983	STEVENS & GAILEY	12855	LEGAL SERVICES	05/01/2024	558.00	.00	
<b>10-43-330 PROFESSIONAL SERVICES</b>							
2949	FLINDERS, LISA	0424	CONTRACTED SERVICES	05/01/2024	2,610.00	.00	
<b>10-43-760 TECHNOLOGY</b>							
4092	ICONNECT STRATAGIES,	240401	WEBSITE RETAINER AGREEMENT	05/02/2024	583.00	.00	
4092	ICONNECT STRATAGIES,	240501	WEBSITE RETAINER AGREEMENT	05/02/2024	583.00	.00	
<b>10-43-770 Public Safety Trust Fund</b>							
3792	HEALTHIER YOU COUNS	05012024	FIRST RESPONDERS COUNSELING	05/01/2024	238.28	.00	
Total NON-DEPARTMENTAL:					4,572.28	.00	
<b>ADMINISTRATIVE SERVICES</b>							
<b>10-46-610 MISCELLANEOUS EXPENSE</b>							
5033	MACEYS	346646	ADM/COOKIES DEPT LUNCH MEETI	04/23/2024	23.96	.00	
<b>10-46-760 TECHNOLOGY</b>							
4747	LES OLSON COMPANY	DS651364	ADM/PRINTER	04/17/2024	330.28	.00	
4747	LES OLSON COMPANY	EA1396921	ADM/PRINTER	04/15/2024	1,780.81	.00	
Total ADMINISTRATIVE SERVICES:					2,135.05	.00	
<b>FACILITIES</b>							
<b>10-47-480 DEPARTMENTAL SUPPLIES</b>							
970	BJ PLUMBING SUPPLY	001025118	BUILDING MAINTENANCE	04/15/2024	8.96	.00	
970	BJ PLUMBING SUPPLY	001025247	BUILDING MAINTENANCE	04/16/2024	32.73	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
970	BJ PLUMBING SUPPLY	001025278	BUILDING MAINTENANCE	04/16/2024	5.53	.00	
<b>10-47-530 CITY HALL - BLDG MAINTENANCE</b>							
8678	UNIFIRST CORPORATIO	04292024	RUG CLEANING	04/29/2024	140.90	.00	
<b>10-47-560 PARKS - BUILDING MAINTENANCE</b>							
970	BJ PLUMBING SUPPLY	001024798	BUILDING MAINTENANCE	04/12/2024	32.73	.00	
970	BJ PLUMBING SUPPLY	001025118	BUILDING MAINTENANCE	04/15/2024	31.98	.00	
970	BJ PLUMBING SUPPLY	001025146	BUILDING MAINTENANCE	04/15/2024	74.32	.00	
970	BJ PLUMBING SUPPLY	001025247	BUILDING MAINTENANCE	04/16/2024	32.73	.00	
970	BJ PLUMBING SUPPLY	001025373	BUILDING MAINTENANCE	04/17/2024	125.00	.00	
970	BJ PLUMBING SUPPLY	001025492	BUILDING MAINTENANCE	04/18/2024	83.77	.00	
1870	CODALE ELECTRIC SUP	S008459186.0	BUILDING MAINTENANCE	04/22/2024	88.05	.00	
5482	MOUNTAINLAND SUPPLY	S106086510.0	BUILDING MAINTENANCE	04/12/2024	438.89	.00	
<b>10-47-610 POLICE - POWER</b>							
7062	ROCKY MOUNTAIN POW	04162024	PD/ELECTRICITY EXPENSE	04/16/2024	2,335.35	.00	
<b>10-47-660 FIRE/AMBULANCE - BLDG MAINT</b>							
8678	UNIFIRST CORPORATIO	04292024	RUG CLEANING	04/29/2024	592.60	.00	
<b>10-47-670 FIRE/AMBULANCE - BLDG IMPROVE</b>							
8678	UNIFIRST CORPORATIO	04292024	RUG CLEANING	04/29/2024	213.75	.00	
<b>10-47-700 CEMETERY BLDG - BLDG MAINT</b>							
8678	UNIFIRST CORPORATIO	04292024	RUG CLEANING	04/29/2024	115.40	.00	
<b>10-47-730 LIBRARY/SENIOR - BLDG MAINT</b>							
5470	MOUNTAIN ALARM FIRE	4598042	LIB/FIRE ALARM EXPENSE	05/01/2024	210.00	.00	
5470	MOUNTAIN ALARM FIRE	4598043	LIB/ELEVATOR ALARM SERVICE	05/01/2024	78.00	.00	
8678	UNIFIRST CORPORATIO	04292024	RUG CLEANING	04/29/2024	102.80	.00	
<b>10-47-830 SR CENTER - BLDG MAINT</b>							
8678	UNIFIRST CORPORATIO	04292024	RUG CLEANING	04/29/2024	90.75	.00	
Total FACILITIES:					4,834.24	.00	
<b>ENGINEERING</b>							
<b>10-51-240 OFFICE EXPENSE</b>							
974	BISCO	1687478	ENG/SUPPLIES	04/18/2024	826.18	.00	
<b>10-51-250 VEHICLE EXPENSE</b>							
6278	PLEASANT GROVE BIG O	044250-65119	ENG/FLAT REPAIR	04/22/2024	24.95	.00	
<b>10-51-300 PPE SAFETY &amp; UNIFORM</b>							
1368	C-A-L RANCH STORES	14374/8	ENG/CLOTHING	04/22/2024	75.18	.00	
1368	C-A-L RANCH STORES	14391/8	ENG/CLOTHING	04/27/2024	167.16	.00	
Total ENGINEERING:					1,093.47	.00	
<b>COMMUNITY DEVELOPMENT</b>							
<b>10-52-332 PROFESSIONAL SERVICES</b>							
9365	WEST COAST CODE CO	UT24-599-001	COM DEV/INSPECTION SERVICES	04/02/2024	3,012.25	.00	
<b>10-52-340 PLANNING SERVICES</b>							
5139	MCGEE'S STAMP & TROP	129575	COM DEV/NAME PLATES	04/22/2024	28.00	.00	
Total COMMUNITY DEVELOPMENT:					3,040.25	.00	
<b>POLICE DEPARTMENT</b>							
<b>10-54-240 OFFICE EXPENSE</b>							
990	BLUEFIN OFFICE GROUP	019019.00	PD/OFFICE SUPPLIES	04/12/2024	88.84	.00	
<b>10-54-250 VEHICLE EXPENSE</b>							
2441	DISCOUNT TIRE CO.	8152910	PD/VEHICLE EXPENSE	04/10/2024	672.00	.00	
3468	GREASE MONKEY #790	299884	PD/VEHICLE MAINTENANCE	04/10/2024	90.45	.00	
3468	GREASE MONKEY #790	300093	PD/VEHICLE MAINTENANCE	04/16/2024	90.45	.00	
3468	GREASE MONKEY #790	300593	PD/VEHICLE MAINTENANCE	04/29/2024	37.80	.00	
5833	O'REILLY AUTOMOTIVE I	3623-127557	PD/VEHICLE EXPENSE	04/21/2024	205.09	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>10-54-480 DEPARTMENTAL SUPPLIES</b>							
3012	FORENSIC NURSING SE	1611	PD/SPECIMEN COLLECTION	04/10/2024	245.00	.00	
9031	UTAH VETERINARY DIAG	8015283	PD/DIAGNOSITC FEES	03/31/2024	201.50	.00	
<b>10-54-490 SCHOOLING &amp; TRAINING</b>							
7220	SALT LAKE WHOLESALE	67419	PD/AMMUNITION	04/25/2024	940.23	.00	
<b>10-54-650 NOVA EXPENSES (DARE)</b>							
6343	PLEASANT GROVE PRIN	8745	PD/CERTIFICATES	01/18/2024	28.40	.00	
6343	PLEASANT GROVE PRIN	8746	PD/NOVA SUPPLIES	01/18/2024	210.00	.00	
<b>10-54-655 CADET PROGRAM</b>							
7505	SKAGGS COMPANIES, IN	450A2206071	PD/UNIFORM EXPENSE	04/08/2024	134.00	.00	
7505	SKAGGS COMPANIES, IN	450A2206072	PD/CADET UNIFORMS	04/08/2024	662.37	.00	
7505	SKAGGS COMPANIES, IN	450A2206073	PD/CADET UNIFORMS	04/10/2024	104.26	.00	
7505	SKAGGS COMPANIES, IN	450A2238841	PD/CADET UNIFORMS	04/09/2024	46.04	.00	
<b>10-54-740 EQUIPMENT</b>							
7505	SKAGGS COMPANIES, IN	450A22145222	PD/EQUIPMENT	04/08/2024	97.93	.00	
7505	SKAGGS COMPANIES, IN	450A2270861	PD/EQUIPMENT	04/24/2024	205.88	.00	
Total POLICE DEPARTMENT:					4,060.24	.00	
<b>FIRE DEPARTMENT</b>							
<b>10-55-250 VEHICLE EXPENSE</b>							
3468	GREASE MONKEY #790	300284	FIRE/VEHICLE EXPENSE	04/22/2024	152.10	.00	
<b>10-55-300 UNIFORM EXPENSE</b>							
4614	L.N. CURTIS & SONS	813167	FIRE/EQUIPMENT EXPENSE	04/15/2024	182.67	.00	
<b>10-55-480 DEPARTMENTAL SUPPLIES</b>							
1060	BOUNDTREE MEDICAL, L	85321699	FIRE/DEPARTMENTAL SUPPLIES	04/22/2024	177.74	.00	
1060	BOUNDTREE MEDICAL, L	85321700	FIRE/DEPARTMENTAL SUPPLIES	04/22/2024	80.52	.00	
1060	BOUNDTREE MEDICAL, L	85329911	FIRE/DEPARTMENTAL SUPPLIES	04/29/2024	600.76	.00	
3841	HENRY SCHEIN INC.	82726281	FIRE/DEPARTMENTAL SUPPLIE	04/16/2024	276.69	.00	
3841	HENRY SCHEIN INC.	83616907	FIRE/DEPARTMENTAL SUPPLIE	04/22/2024	40.23	.00	
3841	HENRY SCHEIN INC.	84178946	FIRE/DEPARTMENTAL SUPPLIE	04/25/2024	136.25	.00	
5033	MACEYS	346647	FIRE/DEPARTMENTAL SUPPLIES	04/23/2024	135.36	.00	
9342	WAXIE'S SANITARY SUPP	82424238	FIRE/DEPARTMENTAL SUPPLIES	04/19/2024	496.01	.00	
9342	WAXIE'S SANITARY SUPP	82444768	FIRE/BUILDING MAINTENANCE SU	04/30/2024	192.88	.00	
<b>10-55-611 MEDICAL DIRECTOR</b>							
3543	GRSEP, INC.	04182024	FIRE/MEDICAL DIRECTOR SERVICE	04/18/2024	5,500.00	.00	
<b>10-55-740 EQUIPMENT</b>							
4614	L.N. CURTIS & SONS	814402	FIRE/EQUIPMENT EXPENSE	04/17/2024	751.89	.00	
Total FIRE DEPARTMENT:					8,723.10	.00	
<b>STREETS</b>							
<b>10-60-480 DEPARTMENTAL SUPPLIES</b>							
974	BISCO	1686080	STR/DEPARTMENTAL SUPPLIES	04/23/2024	163.96	.00	
974	BISCO	1687662	STR/DEPARTMENTAL SUPPLIES	04/23/2024	17.00	.00	
1368	C-A-L RANCH STORES	14367/8	STR/DEPARTMENTAL SUPPLIES	04/18/2024	79.98	.00	
1368	C-A-L RANCH STORES	14378/8	STR/DEPARTMENTAL SUPPLIES	04/23/2024	44.98	.00	
1368	C-A-L RANCH STORES	14379/8	STR/DEPARTMENTAL SUPPLIES	04/23/2024	3.75-	.00	
5870	OUT BACK GRAPHICS LL	20737	STR/DEPARTMENTAL SUPPLIES	04/18/2024	164.40	.00	
Total STREETS:					466.57	.00	
<b>LIBRARY</b>							
<b>10-65-240 OFFICE EXPENSE</b>							
5729	ODP BUSINESS SOLUTIO	357209213001	LIB/OFFICE SUPPLIES	04/19/2024	62.10	.00	
<b>10-65-480 BOOKS</b>							
4159	INGRAM LIBRARY SERVI	81489228	LIB/BOOKS	04/16/2024	478.49	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
4159	INGRAM LIBRARY SERVI	81546701	LIB/BOOKS	04/19/2024	281.64	.00	
4159	INGRAM LIBRARY SERVI	81571338	LIB/BOOKS	04/22/2024	406.48	.00	
4159	INGRAM LIBRARY SERVI	81594032	LIB/BOOKS	04/23/2024	260.77	.00	
4159	INGRAM LIBRARY SERVI	81611572	LIB/BOOKS	04/24/2024	217.40	.00	
6094	THE PENWORTHY COMP	0599123	LIB/BOOKS	04/23/2024	371.30	.00	
<b>10-65-485 AUDIO/VISUAL MATERIALS</b>							
6270	PLAYAWAY PRODUCTS L	459662	LIB/AUDIO MATERIALS	04/24/2024	1,217.58	.00	
Total LIBRARY:					3,295.76	.00	
<b>PARKS</b>							
<b>10-70-200 MOWER EXPENSE</b>							
2178	CUTLERS, INC.	662850	PARK/MOWER EXPENSE	04/16/2024	120.33	.00	
8576	TURF EQUIPMENT	3022992.00	PARK/DEPARTMENTAL SUPPLIES	04/29/2024	181.19	.00	
<b>10-70-210 MEETINGS &amp; MEMBERSHIPS</b>							
5033	MACEYS	382554	PARKS/DEPARTMENTAL SUPPLIES	04/25/2024	49.94	.00	
<b>10-70-250 VEHICLE EXPENSE</b>							
675	AUTO ZONE STORES, IN	6231390541	PARK/VEHICLE EXPENSE	04/17/2024	28.11	.00	
<b>10-70-310 BEAUTIFICATION</b>							
8375	THRIVE NURSERY	39487	PARKS/TREES	04/24/2024	632.00	.00	
<b>10-70-320 SPRINKLER &amp; LANDSCAPE</b>							
970	BJ PLUMBING SUPPLY	1025295	PARK/DEPARTMENTAL SUPPLIES	04/16/2024	71.64	.00	
2766	EWING IRRIGATION PRO	22094506	PARK/DEPARTMENTAL SUPPLIES	04/24/2024	53.64	.00	
2766	EWING IRRIGATION PRO	22110379	PARK/DEPARTMENTAL SUPPLIES	04/25/2024	112.50	.00	
3470	GREAT BASIN TURF PRO	475822	PARK/DEPARTMENTAL SUPPLIES	04/16/2024	587.96	.00	
3470	GREAT BASIN TURF PRO	475910	PARKS/DEPARTMENTAL SUPPLIES	04/23/2024	532.97	.00	
8522	TREE SOURCE - PLEASA	11225461	PARK/SHRUBS	04/29/2024	65.20	.00	
<b>10-70-330 PLAYGROUND SUPPLIES</b>							
6450	PREVENTIVE PEST CON	479105	PARK/PEST CONTROL	04/18/2024	84.00	.00	
<b>10-70-480 DEPARTMENTAL SUPPLIES</b>							
5033	MACEYS	382553	PARKS/DEPARTMENTAL SUPPLIES	04/25/2024	67.74	.00	
<b>10-70-670 SAFETY EQUIP. &amp; SUPPLIES</b>							
1760	CINTAS CORP	5208485977	PARK/DEPARTMENTAL SUPPLIES	04/25/2024	78.22	.00	
Total PARKS:					2,665.44	.00	
<b>LEISURE SERVICES</b>							
<b>10-72-480 DEPARTMENTAL SUPPLIES</b>							
2766	EWING IRRIGATION PRO	22037012	PARK/SUPPLIES	04/18/2024	345.05	.00	
Total LEISURE SERVICES:					345.05	.00	
Total GENERAL FUND:					113,280.07	.00	
<b>CLASS C ROAD FUND</b>							
<b>EXPENDITURES</b>							
<b>20-40-480 DEPARTMENTAL SUPPLIES</b>							
3312	GENEVA ROCK PRODUC	102435	CLASS C ROADS/ASPHALT	04/16/2024	610.40	.00	
3312	GENEVA ROCK PRODUC	102733	CLASS C ROADS/ASPHALT	04/17/2024	364.20	.00	
3312	GENEVA ROCK PRODUC	103124	CLASS C ROADS/ASPHALT	04/18/2024	613.20	.00	
3312	GENEVA ROCK PRODUC	104010	CLASS C ROADS/ASPHALT	04/22/2024	217.00	.00	
3312	GENEVA ROCK PRODUC	104794	CLASS C ROADS/ASPHALT	04/24/2024	431.90	.00	
<b>20-40-808 2600 North Reconstruction</b>							
6760	RB & G ENGINEERING, I	240035	CLASS C ROADS/2600 N STREET I	04/26/2024	7,337.50	.00	
7852	STAKER & PARSON COM	215599	CLASS C ROADS/2600 N PROJECT	04/17/2024	196,071.23	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total EXPENDITURES:					205,645.43	.00	
Total CLASS C ROAD FUND:					205,645.43	.00	
<b>CEMETERY</b>							
<b>22-70-320 SPRINKLER &amp; LANDSCAPE</b>							
2610	EC LANDSCAPING LLC	2996	CEM/WEED CONTROL	04/25/2024	1,700.00	.00	
7069	ROCKY MOUNTAIN TURF	2015	CEM/GRASS SEED	04/19/2024	365.00	.00	
<b>22-70-482 TREE MAINTENANCE</b>							
7385	SEVEN TREES COMPAN	1537745	CEM/TREE REMOVAL	04/30/2024	1,030.00	.00	
Total :					3,095.00	.00	
Total CEMETERY:					3,095.00	.00	
<b>STORM DRAIN UTILITY FUND</b>							
<b>GENERAL GOVERNMENT</b>							
<b>48-41-480 DEPARTMENTAL SUPPLIES</b>							
5715	NORTH POINTE SOLID W	116525-043020	STRM DRN/SWEEPING DISPOSAL F	04/30/2024	69.00	.00	
Total GENERAL GOVERNMENT:					69.00	.00	
Total STORM DRAIN UTILITY FUND:					69.00	.00	
<b>CAPITAL PROJECTS FUND</b>							
<b>49-60-824 POOL LEVELING PROJECT</b>							
6760	RB & G ENGINEERING, I	240031	POOL DECK GRADES DESIGN	04/26/2024	2,227.50	.00	
<b>49-60-920 KINDNESS PARK</b>							
887	BIG D CONSTRUCTION	73405	KINDNESS PARK	03/31/2024	52,285.79	.00	
Total :					54,513.29	.00	
Total CAPITAL PROJECTS FUND:					54,513.29	.00	
<b>WATER FUND</b>							
<b>EXPENDITURES</b>							
<b>51-40-340 TESTING &amp; ANALYSIS</b>							
6938	RICHARDS LABORATORI	44506	WATER/TESTING	04/23/2024	275.00	.00	
6938	RICHARDS LABORATORI	44554	WATER TESTING	05/01/2024	650.00	.00	
<b>51-40-480 DEPARTMENTAL SUPPLIES</b>							
5482	MOUNTAINLAND SUPPLY	S106081036.0	WATER/DEPARTMENTAL SUPPLIES	04/29/2024	1,972.61	.00	
<b>51-40-600 REPAIR &amp; MAINTENANCE</b>							
688	B AND D PUMP & ELECT	3633	WATER/WELL MAINTENANCE	02/28/2024	475.00	.00	
688	B AND D PUMP & ELECT	3668	WATER/WELL MAINTENANCE	03/11/2024	80.00	.00	
688	B AND D PUMP & ELECT	3689	WATER/WELL MAINTENANCE	03/27/2024	779.50	.00	
688	B AND D PUMP & ELECT	3748	WATER/WELL MAINTENANCE	04/22/2024	29,660.30	.00	
3305	GENEVA PIPE COMPANY	429008	WATER/DEPARTMENTAL SUPPLIES	04/16/2024	660.12	.00	
5482	MOUNTAINLAND SUPPLY	S106091034.0	WATER/DEPARTMENTAL SUPPLIES	04/15/2024	1,651.26	.00	
5482	MOUNTAINLAND SUPPLY	S106110996.00	WATER/DEPARTMENTAL SUPPLIES	04/23/2024	543.14	.00	
5482	MOUNTAINLAND SUPPLY	S106111001.00	WATER/SUPPLIES	04/23/2024	99.91	.00	
5590	NATIONAL TRENCH SAFE	822425	WATER/EQUIPMENT	04/17/2024	584.50	.00	
6134	PETERSON PLUMBING S	3239781	WATER/DEPARTMENTAL SUPPLIES	04/23/2024	484.03	.00	
9260	WASATCH BARRICADE	W0056730	WATER/ASSORTED SIGNS	04/22/2024	893.31	.00	
9430	WETCO, INC.	2136	WATER/SCADA MAINTENANCE	04/29/2024	5,702.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>51-40-740 EQUIPMENT</b>							
9451	WHEELER MACHINERY C	SS000487662	WATER/EQUIPMENT REPAIR	04/30/2024	1,162.76	.00	
Total EXPENDITURES:					44,587.16	.00	
<b>WATER CAPITAL PROJECTS</b>							
<b>51-70-925 BATTLECREEK SPRING TURBIDITY</b>							
9430	WETCO, INC.	2137	WATER/PRV PROJECT	04/29/2024	6,400.00	.00	
<b>51-70-943 PRV REPLACEMENT</b>							
9430	WETCO, INC.	2138	WATER/PRV PROJECT	04/29/2024	7,050.00	.00	
<b>51-70-964 Gibson Chlorinator</b>							
520	AQUA ENVIRONMENTAL	2570	WELL SITES CHLORINATION	04/29/2024	45,098.40	.00	
<b>51-70-969 ANDERSON CHLORINATOR</b>							
3327	GILES, CRAIG KAY	692978	WATER/WELL HOUSES NEW LOCK	03/23/2024	676.00	.00	
<b>51-70-971 ADAMS CHLORINATOR</b>							
520	AQUA ENVIRONMENTAL	2570	WELL SITES CHLORINATION	04/29/2024	45,098.40	.00	
Total WATER CAPITAL PROJECTS:					104,322.80	.00	
Total WATER FUND:					148,909.96	.00	
<b>SEWER FUND EXPENDITURES</b>							
<b>52-40-240 OFFICE EXPENSE</b>							
6343	PLEASANT GROVE PRIN	9819	SEWER/BUSINESS CARDS	04/20/2024	165.00	.00	
<b>52-40-250 VEHICLE EXPENSE</b>							
6278	PLEASANT GROVE BIG O	044250-65284	SEWER/NEW TIRES	04/22/2024	24.95	.00	
Total EXPENDITURES:					189.95	.00	
Total SEWER FUND:					189.95	.00	
<b>SECONDARY WATER EXPENDITURES</b>							
<b>54-40-270 POWER EXPENSE</b>							
7062	ROCKY MOUNTAIN POW	04242024	WALKER BOOSTER PUMP	04/24/2024	126.20	.00	
<b>54-40-480 DEPARTMENTAL SUPPLIES</b>							
2853	FERGUSON ENTERPRIS	1236198-1	SEC WATER/DEPARTMENTAL SUPP	04/23/2024	325.00	.00	
<b>54-40-600 REPAIR &amp; MAINTENANCE</b>							
2672	ELGIN SAPARATION SOL	858601	SEC WATER/FLAT ACREEN ASSEM	04/25/2024	21,435.21	.00	
3525	GRISWOLD INDUSTRIES	892319	SEC WATER/SUPPLIES	04/29/2024	450.00	.00	
5482	MOUNTAINLAND SUPPLY	S1060661786.	SEC WATER/DEPARTMENTAL SUPP	04/22/2024	4,281.98	.00	
Total EXPENDITURES:					26,618.39	.00	
<b>CAPITAL PROJECTS</b>							
<b>54-70-945 SECONDARY METERING</b>							
4040	HYDRO SPECIALTIES CO	28138	SEC WATER/BADGER METERS	04/12/2024	561,003.84	.00	
4040	HYDRO SPECIALTIES CO	28139	SEC WATER/BADGER METERS	04/15/2024	281,214.72	.00	
4040	HYDRO SPECIALTIES CO	28147	SEC WATER/BADGER METERS	04/25/2024	93,738.24	.00	
4040	HYDRO SPECIALTIES CO	28148	SEC WATER/BADGER METERS	04/25/2024	75,772.80	.00	
4043	HYDRO VAC EXCAVATIO	1320	PRESSURIZED IRRIGATION METER	04/15/2024	853,976.00	.00	
5482	MOUNTAINLAND SUPPLY	S106096381.0	SEC WATER/DEPARTMENTAL SUPP	04/17/2024	6,959.25	.00	
5482	MOUNTAINLAND SUPPLY	S106096645.0	SEC WATER/DEPARTMENTAL SUPP	04/17/2024	6,959.25	.00	
5482	MOUNTAINLAND SUPPLY	S106115768.00	SEC WATER/DEPARTMENTAL SUPP	04/29/2024	20,400.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total CAPITAL PROJECTS:					1,900,024.10	.00	
Total SECONDARY WATER:					1,926,642.49	.00	
<b>CAPITAL EQUIPMENT</b>							
<b>58-40-610 FLEET PURCHASES</b>							
4523	KEN GARFF FORD	2024-1FT1607	NEW FORD TRUCKS	04/18/2024	224,454.00	.00	
Total :					224,454.00	.00	
Total CAPITAL EQUIPMENT:					224,454.00	.00	
<b>SANITATION FUND EXPENDITURES</b>							
<b>62-40-432 TIPPING FEES</b>							
5715	NORTH POINTE SOLID W	116520-04-30-	RESIDENTIALGARBAGE DISPOSAL	04/30/2024	34,405.18	.00	
<b>62-40-437 CITY CLEANUP</b>							
5715	NORTH POINTE SOLID W	116521-043020	CITY CLEAN EXPENSE	04/30/2024	540.00	.00	
Total EXPENDITURES:					34,945.18	.00	
Total SANITATION FUND:					34,945.18	.00	
<b>COMMUNITY CENTER</b>							
<b>72-71-062 COMMUNITY CTR - BLDG MAINT</b>							
8678	UNIFIRST CORPORATIO	04292024	RUG CLEANING	04/29/2024	325.30	.00	
<b>72-71-420 CONTRACTED SERVICES</b>							
2647	EDWARDS, GRACE	04162024	REC/CONTRACTED SERVICES	04/26/2024	75.00	.00	
2647	EDWARDS, GRACE	04182024	REC/CONTRACTED SERVICES	04/18/2024	125.00	.00	
4693	LAW, ALLISON	04182024	REC/CONTRACTED SERVICES-REF	04/18/2024	112.50	.00	
4693	LAW, ALLISON	04252024	REC/CONTRACTED SERVICES-REF	04/25/2024	112.50	.00	
4699	LECKIE, BRENT	04172024	REC/CONTRACTED SERVICES	04/17/2024	100.00	.00	
4699	LECKIE, BRENT	04242024	REC/CONTRACTED SERVICES	04/24/2024	106.25	.00	
4975	LOVEALL, HOLLY	04162024	REC/CONTRACTED SERVICES	04/16/2024	75.00	.00	
4975	LOVEALL, HOLLY	04232024	REC/CONTRACTED SERVICES	04/23/2024	112.50	.00	
4975	LOVEALL, HOLLY	04252024	REC/CONTRACTED SERVICES	04/25/2024	100.00	.00	
5684	NITTA, JOHN	04232024	REC/CONTRACTED SERVICES	04/23/2024	112.50	.00	
9548	WINITANA, DAVID LANDO	04172024	REC/CONTRACTED SERVICES-REF	04/17/2024	106.25	.00	
9548	WINITANA, DAVID LANDO	04242024	REC/CONTRACTED SERVICES-REF	04/24/2024	100.00	.00	
Total :					1,562.80	.00	
Total COMMUNITY CENTER:					1,562.80	.00	
<b>CULTURAL ARTS PROGRAM EXPENDITURES</b>							
<b>73-71-552 PG PLAYERS</b>							
2763	EVERETT, VANCE L.	04232024	PG PLAYERS/REIMB FOR EXPENSE	04/23/2024	2,450.00	.00	
Total PROGRAM EXPENDITURES:					2,450.00	.00	
Total CULTURAL ARTS:					2,450.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>RECREATION</b>							
<b>CARE TAX</b>							
<b>76-76-705 RECREATION</b>							
4800	LIFETIME VIBE	2808	REC/LIFETIME VIBE MACHINE	04/12/2024	3,399.00	.00	
Total CARE TAX:					3,399.00	.00	
Total RECREATION:					3,399.00	.00	
Grand Totals:					2,719,156.17	.00	

Dated: \_\_\_\_\_

Mayor: \_\_\_\_\_

City Council: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

City Recorder: \_\_\_\_\_

City Finance Director: \_\_\_\_\_

Report Criteria:

Invoices with totals above \$0 included.

Only unpaid invoices included.

# City Council Staff Report

May 7, 2024

## TEXT AMENDMENT PROPOSAL

<b>REQUEST</b>	Request to amend City Code Section 10-18-2-B: Parking Design Standards
<b>APPLICANT</b>	Drew Armstrong
<b>STAFF RECOMMENDATION</b>	Approve the proposed Code Text Amendment
<b>ATTACHMENTS</b>	Proposed Ordinance Amendments <span style="float: right;"><b>4</b></span>

## Background

The applicant is requesting approval of a Code Text Amendment to reduce the parking stall depth/length of parking stalls within the Downtown Village Zone from 20 feet to 18 feet.

On January 17, 2017, The City Council approved a code text amendment to reduce the parking stall dimension requirement for The Grove – Interchange Subdistrict from 9 feet wide by 20 feet deep to 9 feet wide by 18 feet deep.

## Analysis

The zoning ordinances currently state that “All parking spaces shall be nine feet (9’) wide by twenty feet (20’) long”, and that “Parking spaces in the Grove Interchange Subdistrict shall be nine feet (9’) wide by eighteen feet (18’) long”.

The purpose of having longer parking stalls is to accommodate any manner of passenger vehicle. There are many different types and sizes of cars, ranging from 5 to 8 feet wide, to 15 to 22 feet long. Below is a table that takes the dimensions of a few well-known examples of passenger vehicles. The sizes are taken directly from their company’s website, although the sizes are approximate to reduce the decimal to a round number.

Type of Vehicle	Width (excluding mirrors)	Length
F-350 Super Duty (super cab, 8’ box, double rear wheel)	8’-0”	22’-2”
Chevrolet Silverado (double cab)	6’-8”	19’-3”

F-150 XL (regular cab, 6.5' box)	6'-8"	17'-5"
Ford Explorer	6'-6"	16'-6"
Tesla Model S	6'-6"	16'-5"
Honda Accord	6'-1"	16'-1"
Tesla Model 3	6'-1"	15'-4"
Honda Civic	5'-11"	15'-3"
Toyota Prius	5'-10"	15'-1"

Below are the parking dimensions for several nearby cities, taken directly from their code of ordinances:

City	Size (WxD)
Lehi	9x18
Highland	9x18
Cedar Hills	9x20
American Fork	9x18
Lindon	9x18
Orem	9x18
Vineyard	9x20
Provo	8.5x18

Many of the surrounding jurisdictions have a lesser depth requirement for parking stalls to accommodate typical "city vehicles" such as compact and mid-sized cars.

Currently, the zoning ordinances outline that parking spaces are to be 9 feet wide by 20 feet deep (with the exception of the parking spaces in The Grove – Interchange Subdistrict), however "Parking spaces may be reduced in length by two feet (2') for vehicle overlay where such spaces abut a planter or sidewalk area bordered by a low curb acting as a wheel bumper", with a couple conditions for acceptable planter width for single- or double-sided parking.

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The Downtown Village – Commercial Subdistrict occupies approximately 115 acres of land in the heart of Pleasant Grove. This area is intended to be a hub of activity that includes small retail shops, restaurants, some offices, and in some cases residential uses such as apartments above commercial uses. The Downtown Village – Commercial Subdistrict “envisioned to become a walkable mixed-use destination that draws people from within and out of the City to shop, dine, work, live, or play. Redevelopment and infill projects are the key types of change envisioned for the area, which will help to establish the greater Main Street district as a robust and thriving Downtown.” (General Plan, page 16; also see pages 21-26). With this vision is a need to ensure all parking requirements are met, and when conjoined with smaller required setbacks than what is required in other zones, fosters a lively atmosphere while still meeting necessary safety requirements for emergencies.

The strengths and opportunities of the proposed text amendment are that the typical size of car will still be able to fit within the new parking stall dimensions, and by reducing the parking stall size requirement, businesses may be able to meet their parking requirements easier while still meeting fire department drive aisle requirements or providing room for additional landscaping. The weaknesses and threats of the proposed text amendment is that longer vehicles will still need a place to park and may cut into required fire lanes and prevent emergency vehicles from gaining access to where they need to be, if there is no place in front of the parking space for overhang.

In order to help development in the Downtown Zone and to create a livelier downtown that meets the necessary parking requirements, Staff recommends approval of reduced parking stall dimensions within the Downtown Village Zone, at 9 feet wide by 18 feet deep.

Planning Staff recommended the Planning Commission forward a recommendation of approval to Pleasant Grove City Council for the proposed amendments to City Code Section 10-18-2-B: Parking Design Standards and Section 10-18-4: Diagrams, as it is presented by adding the Downtown Village Zone to the list of approved zones where reduced parking dimensions are permitted, with parking dimensions of 9 feet wide by 18 feet deep.

## Recommendation from Planning Commission

Pleasant Grove City Planning Commission took the following action on the described application at their meeting on April 25, 2024.

**1. Public Hearing: Conditional Use Permit – Located at 1230 West State Street  
(City Wide)**

Public Hearing to consider the request of Drew Armstrong to amend City Code Section 10-18-2-B: Parking Design Standards and Section 10-18-4: Diagrams, by modifying the depth requirement for parking stalls within the Downtown Village Zone. (Legislative Item)

### RECOMMEND APPROVAL

**MOTION:** Commissioner Fugal moved that the Planning Commission forward a recommendation of approval to the City Council for the request of Drew Armstrong for the proposed amendments to City

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Code Section 10-18-2-B: Parking Design Standards and Section 10-18-4: Diagrams, by permitting parking stalls to be 9 feet wide by 18 feet deep within the Downtown Village Zone.

Commissioner Martineau seconded the motion. The Commissioners unanimously voted “Yes”. The motion carried.

Motion by: Commissioner Fugal

Seconded by: Commissioner Martineau

AYE VOTES: Chair Patten and Commissioners Butler, Fugal, Martineau, Redding, Trickler

NAY VOTES:

## **PROPOSED TEXT AMENDMENT:**

### **10-18-2: PARKING DESIGN STANDARDS:**

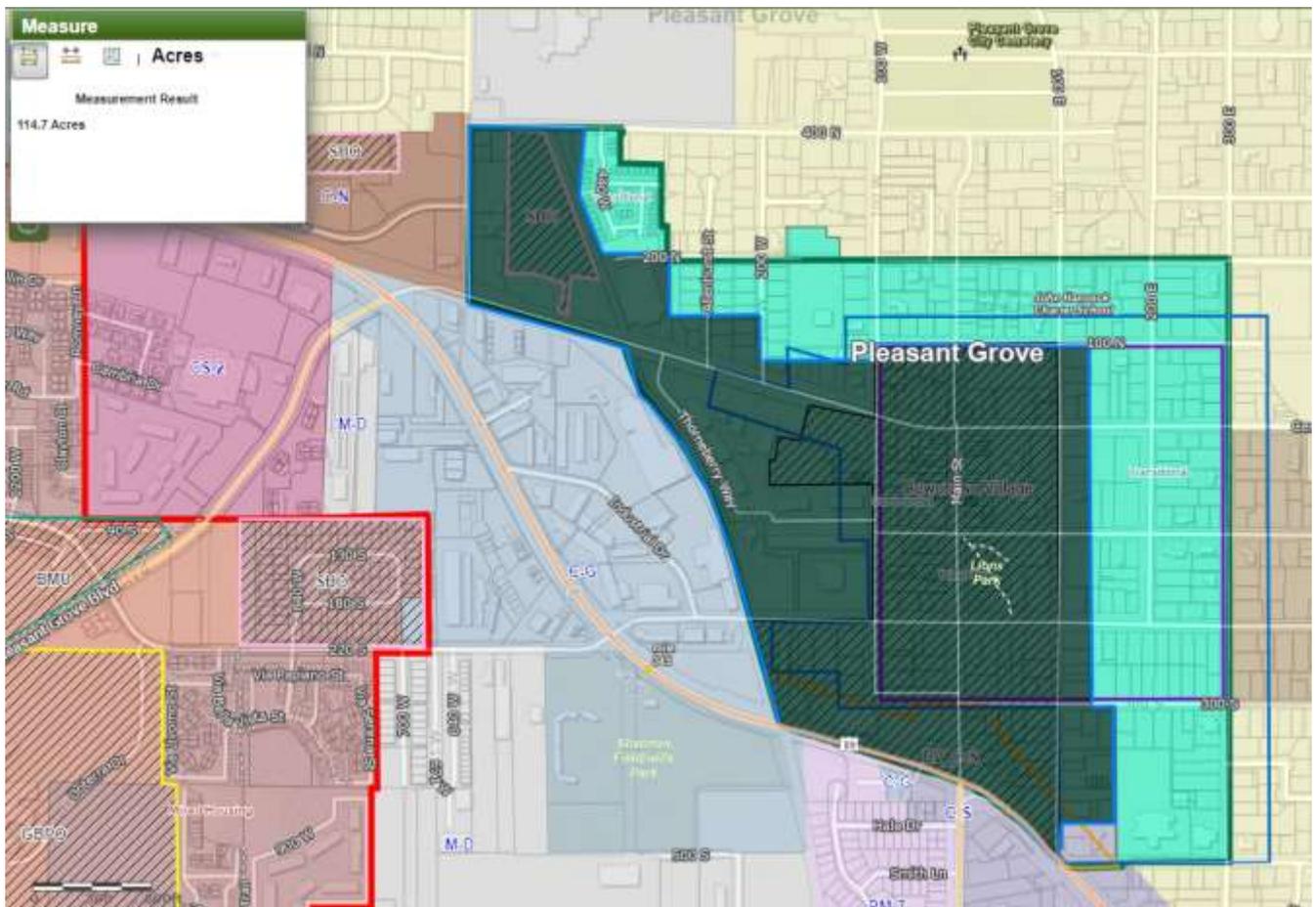
All off street parking facilities shall conform to the following standards:

A. All parking spaces shall be nine feet (9') wide by twenty feet (20') long as designated on diagram in this chapter, except as provided in subsections B and G of this section.

B. Parking spaces in the Grove Interchange Subdistrict **and within the Downtown Village – Commercial Subdistrict** shall be **no less than** nine feet (9') wide by eighteen feet (18') long as designated on **the diagrams** in this chapter.

### **10-18-4: DIAGRAMS**

The following diagrams illustrate recommended dimensions for parking stalls, except that a length of eighteen feet (18') shall be permitted in the Grove Zone, Interchange Subdistrict **and within the Downtown Village - Commercial Subdistrict:**



Authors: Daniel Cárdenas - Community Development Director and Jacob Hawkins - City Planner

**ORDINANCE NO. 2024-11**

**AN ORDINANCE OF PLEASANT GROVE CITY, UTAH COUNTY, UTAH, AMENDING CITY CODE SECTION 10-18-2B AND SECTION 10-18-4 REGARDING THE REQUIRED DIMENSIONS (LENGTH AND WIDTH) FOR PARKING STALLS, ALLOWING PARKING STALLS TO HAVE A MINIMUM DIMENSION OF 18 FT. IN LENGTH IN THE DOWNTOWN VILLAGE – COMMERCIAL SUBDISTRICT ZONE; INCLUDING AN EFFECTIVE DATE (ANDREW ARMSTRONG, APPLICANT).**

**WHEREAS**, the size of parking stall dimensions for all new development have been previously established by the city as found in Chapter 10-18, Off Street Parking, and

**WHEREAS**, the applicant has requested that a reduced requirement be permitted for developments in The Downtown Village Commercial subdistrict; and

**WHEREAS**, the reduction of parking stall length to 18 feet follows the standard utilized by several other neighboring cities with no negative impacts on the parking needs for the area; and

**WHEREAS**, reducing the length of parking stalls adheres to good planning principles for downtown development by providing the look and feel of the adopted downtown designs and facilitates economic development in the zone; and

**WHEREAS**, on April 25, 2024 the Pleasant Grove City Planning Commission held a public hearing to consider amending Sections 10-18-2B and 10-18-4 of the Pleasant Grove Municipal Code; and

**WHEREAS**, at its public hearing the Planning Commission decided that the requested amendments to the Pleasant Grove Municipal Code are in the public's interest and consistent with the goals and policies of the General Plan; and

**WHEREAS**, the Pleasant Grove Planning Commission recommended to the Pleasant Grove City Council that the request to amend Section 10-18-2B and 10-18-4 of the Pleasant Grove Municipal Code be approved; and

**WHEREAS**, on May 7, 2024 the Pleasant Grove City Council held a public hearing to consider the request; and

**WHEREAS**, at its meeting the Pleasant Grove City Council was satisfied that the amendments to the Pleasant Grove Municipal Code are in the best interest of the public and consistent with the goals and policies of the General Plan.

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

SECTION 1. Section 10-18-2B, Parking Design Standards, of the Pleasant Grove Municipal Code is hereby amended to read as follows:

All off street parking facilities shall conform to the following standards:

- A. All parking spaces shall be nine feet (9') wide by twenty feet (20') long as designated on diagram in this chapter, except as provided in subsections B and F of this section.
- B. Parking Spaces in The Grove – Interchange Subdistrict and within the Downtown Village Zone – Commercial Subdistrict shall be nine feet (9') wide by eighteen feet (18') long as designated on diagram in this chapter.
- C. Acute angle parking (30 degree, 45 degree and 60 degree), shall be designed for one-way traffic only.
- D. Separate exits shall be provided for acute angle and one-way parallel parking of four (4) or more spaces so that cars need not exit by backing onto a street or alley.
- E. When providing access to a garage, carport or parking area having less than five (5) parking spaces, a driveway shall be a minimum of twelve feet (12') in width. Where a driveway provides access to a garage, carport, or parking area serving as the main parking area for the primary dwelling, said driveway shall provide paved access to a public street.
- F. When used for access to a garage, carport or parking area having five (5) or more parking spaces, a driveway shall be a minimum of twelve feet (12') in width for one-way traffic or sixteen feet (16') in width for two-way traffic.
- G. Tandem parking (front to rear) is permitted only for single-family and duplex dwellings, when front and back spaces are both designated to serve the same dwelling unit. Additionally, tandem spaces will be permitted in the driveway of multi-family dwellings with an attached garage, but may not be counted toward meeting visitor parking requirements. Driveways with tandem spaces must have a minimum length of eighteen feet (18'), from the back side of sidewalk, or back side of curb where no sidewalk exists.
- H. In calculating the required parking for any given use, if the number of required parking ends in a fraction, the number will always be rounded up to the next whole number.
- I. Required parking for multiple residential developments cannot be rented, leased or otherwise utilized by another residential unit or development with the intent of increasing the occupancy of said unit.
- J. Dead end aisles of parking must have additional back up area such as a hammerhead of adequate size to provide sufficient radius for back up provided at the end of the aisle.

K. Parking spaces may be reduced in length by two feet (2') for vehicle overlay where such spaces abut a planter or sidewalk area bordered by a low curb acting as a wheel bumper, provided:

1. Where the parking spaces are on only one side, the planter area shall have a minimum width of four feet (4') and a sidewalk with a minimum width of six feet (6').
2. Where the parking spaces are on two (2) sides, the planter area shall have a minimum width of six feet (6') and a sidewalk shall have a minimum width of eight feet (8').

L. All structures which are required by the provisions of the international building code to have adaptations which assist access by handicapped persons shall, in addition, provide off street parking for handicapped persons as described below. The provisions described below are minimum requirements, which, for good cause, may be altered or increased by the planning commission:

**PARKING SPACES REQUIRED**

Total Number Of Parking Spaces In Lot Or Garage	Required Number Of <u>Handicapped Spaces</u>
1 - 25	1
26 - 50	2
51 - 75	3
76 - 100	4
101 - 150	5
151 - 200	6
201 - 300	7
301 - 400	8
401 - 500	9
501 - 999	2 percent of total spaces
Over 1,000	20 spaces, plus 1 space for every 100 spaces, or fraction thereof, over 1,000

- M. Each lot shall be hard surfaced and be maintained in good condition and kept clear and in an unobstructed and usable condition at all times. Responsibility for maintenance of the lot shall rest with the property owner. The lot shall provide adequate access to a street or alley.
- N. Parking lots shall be graded for proper drainage with surface water diverted in such a way as to keep the parking area free of accumulated water or ice. Adequate control curbs shall be installed to control drainage and direct vehicle movement. Parking lot drainage shall be controlled on site and channeled to storm drain or gutter as approved by the city.
- O. Maximum driveway access grades shall not exceed ten percent (10%) in slope. For a single-family residence, the maximum grade may increase to eighteen percent (18%) where no portion of the driveway exceeding ten percent (10%) is used to meet the off street parking requirement and an additional off street parking area is provided to meet the requirement. Driveways serving more than a single-family residence shall provide a minimum twenty foot (20') staging or transition area at no greater than a two percent (2%) slope beginning at the back of the curb, where existing, or as otherwise approved by the city engineer in anticipation of future street improvements.
- P. No off street parking shall be permitted in a required front yard or street side yard, except in a driveway meeting the minimum parking space length requirement, or as otherwise stipulated in the respective zones.
- Q. All public and private parking lots having ten (10) or more spaces shall be adequately illuminated to provide for safety and protection of the user. Any lights provided to illuminate any parking area shall be shielded so as to reflect the light away from adjacent premises.
- R. In the case of mixed uses in the building or on a lot, the total requirements for off street parking facilities shall be the sum of the requirements for the various uses computed separately. Off street parking facilities for one use shall not be considered as providing required parking facilities for any other use, except as hereinafter specified for joint use.
- S. The planning commission may, upon application by the owner or lessee of any property, authorize the joint use of parking facilities by a conditional use. In order to qualify for approval for joint use parking, the applicants shall meet the conditions specified herein:
1. Up to fifty percent (50%) of the parking facilities required by this chapter for a use considered to be a nighttime use may be provided by the parking facilities of a use considered to be primarily a daytime use, provided such reciprocal parking area shall be contiguous, and the joint use of such facilities is assured by recording the reciprocal parking agreement in the office of the Utah County recorder;
  2. Identify the location and identity of each use that will share the facility;

3. The projected hours of operation of each use and the hours during which peak parking demand will be experienced;
4. A site plan that provides for a distance of no greater than three hundred feet (300') from the nearest entrance of each use to the nearest edge of the parking facility;
5. A site plan that demonstrates that the proposed shared parking facility will comply with all standards required by this code for parking lot development.

T. Common parking facilities may be provided in lieu of individual requirements contained herein, provided the total of such off street parking spaces, when used together, shall not be less than the sum of the various uses computed separately. If the common facilities are located on more than one lot, a covenant for the preservation of said parking facilities must be filed with the office of the Utah County recorder.

U. The plans for any proposed parking area or expansion of existing parking area shall be submitted to the community development department for approval. The plans shall clearly indicate the proposed development, including location, size, shape, design, curb cuts, lighting, landscaping and other features and appurtenances of the proposed parking lot.

V. The following minimum landscaping requirements shall apply for all parking areas within a proposed or amended development:

1. Curbed planters with two inch (2") or larger caliper shade trees, and grass, shrubs, or ground cover shall be installed at the ends of parking rows. The landscaped planters are to be a minimum five feet (5') wide.
2. Minimum two inch (2") caliper shade trees shall be planted in four foot (4') wide curbed diamonds between double parking rows at minimum intervals of six (6) stalls, and along single parking rows at minimum intervals of three (3) stalls, at a distance of no more than six feet (6') from the parking area. Shade trees are not required along the front of single parking rows which are adjacent to buildings.
3. Landscaping improvement plans in parking areas must be reviewed and approved by the parks and recreation department.

W. The parking requirements for land uses which are not specified in this chapter shall be determined by the planning commission. Said determination shall be based upon the requirements for the most comparable use specified herein.

X. Adequate ingress and egress to and from all uses shall be provided as follows:

1. For each residential lot: Not more than two (2) driveways per frontage, subject to meeting the minimum street frontage requirement. Driveway width is determined by measuring the

distance along the base of the curb cut. The following requirements shall apply to residential lots:

- a. One driveway shall not exceed thirty two feet (32') in width, unless the lot has a minimum frontage of one hundred feet (100'). In such cases, the driveway may be up to forty feet (40') wide;
- b. Two (2) driveways, not exceeding a combined total width of forty feet (40'), may be installed on each frontage (minimum 100 feet) for a corner lot;
- c. All driveways on corner lots are to be located at a distance equal to or greater than the minimum setback for the zone, measured from the property line on each side of the corner;
- d. A minimum separation of twenty feet (20') shall be required between two (2) driveways for each frontage;
- e. All driveways are to be a minimum distance of ten feet (10') from a side property line, beginning from the measuring point of the width of the driveway (curb cut); and
- f. Driveway access for a residential lot, onto a designated arterial or collector street, shall not be permitted for new subdivision proposals, unless the city determines there are no other possible alternative accesses to the lot. If an existing home is included within a new subdivision, it may retain its current access onto the collector street, unless it is a corner lot and there is reasonable opportunity to move the driveway to access the other standard size residential street.

2. Access for nonresidential lots shall meet the following requirements:

- a. Unless otherwise restricted by the city's access management standards, nonresidential lots shall not have more than two (2) driveways for each one hundred feet (100') of frontage on any street.
- b. No two (2) of said driveways shall be closer to each other than twelve feet (12'), and no driveway shall be closer to a side property line than three feet (3').
- c. Each nonresidential driveway shall be not more than fifty feet (50') wide, for multiple-lane drives, with a minimum width of sixteen feet (16') for the receiving lane. Multiple-lane drives shall be no less than twenty eight feet (28') wide.

The city standard for a single ingress drive (receiving lane) is to be no less than sixteen feet (16'), and no more than thirty two feet (32') for the combined total width of both ingress/egress lanes. These drives are to be measured at right angles to the centerline of driveway, except as increased by permissible curb return radii. The entire flare of any return radius shall fall within the right of way.

- d. No driveway shall be closer than fifty feet (50') to the point of intersection of two (2) property lines at any corner as measured along the property line.
- e. On a street where there are no curbs or gutters, all driveways shall be well marked and protection provided the entire length of the frontage, exclusive of the driveways, as per approved plans.

Y. Each off street parking space shall be surfaced with an asphaltic or Portland cement or other binder pavement and permanently maintained so as to provide a dustless surface. The parking area shall be so graded as to dispose of all surface water. If such water is to be carried to adjacent streets, it shall be piped under sidewalks.

Z. The sides and rear of any off street parking lot which adjoins an area which is to remain primarily residential shall be screened from such area by a decorative precast concrete wall or a solid visual barrier, approved by the community development director, to be not less than four (4) nor more than eight feet (8') in height.

SECTION 2. Section 10-18-4, Diagrams, of the Pleasant Grove Municipal Code is hereby amended to read as follows:

Parking Stall Dimensions: The following diagrams illustrate recommended dimensions for parking stalls, except that a length of 18 feet shall be permitted in The Grove Zone, Interchange Subdistrict and within the Downtown Village Zone – Commercial Subdistrict:

SECTION 3. 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 4. EFFECTIVE DATE. This ordinance shall take effect immediately upon its passage and posting as provided by law.

SECTION 5. APPROVED AND ADOPTED AND MADE EFFECTIVE by the City Council of Pleasant Grove City, Utah County, Utah, this 7<sup>th</sup> day of May, 2024.

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Guy Fugal, Mayor

ATTEST:

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Wendy Thorpe, CMC  
City Recorder

**RESOLUTION NO. 2024-021**

**A RESOLUTION OF THE CITY COUNCIL OF PLEASANT GROVE CITY, UTAH COUNTY, UTAH, ADOPTING A TENTATIVE BUDGET FOR THE FISCAL YEAR BEGINNING JULY 1, 2024 AND ENDING JUNE 30, 2025, AND PROVIDE FOR AN EFFECTIVE DATE.**

**WHEREAS**, as required by law, a tentative budget was submitted to the Pleasant Grove City Council by the first council meeting in May 2024, and

**WHEREAS**, it is the intent and desire of Pleasant Grove City to comply with all applicable State and local laws regarding budgetary procedures; and

**WHEREAS**, the tentative budget was prepared in accordance with the *Uniform Fiscal Procedures Act*; and;

**WHEREAS**, on May 7, 2024 the Pleasant Grove City Council held a public meeting to review, consider, and revise the tentative budget according to the needs and benefit of Pleasant Grove City; and

**WHEREAS**, according to the *Uniform Fiscal Procedures Act* a public hearing must be held to receive public comment on Pleasant Grove City’s budget.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of Pleasant Grove City, Utah County, State of Utah, does adopt the proposed Tentative 2024-2025 Fiscal Year budget and set June 7, 2024 as the date to hold a public hearing and adopt the City’s final budget.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF PLEASANT GROVE, UTAH**, this 7<sup>th</sup> day of May, 2024.

\_\_\_\_\_  
Guy L. Fugal, Mayor  
(SEAL)

ATTEST:

\_\_\_\_\_  
Wendy Thorpe, CMC  
City Recorder

**Motion: Board Member** \_\_\_\_\_

**Second: Board Member** \_\_\_\_\_

**ROLL CALL**

Chair Guy L. Fugal  
Dianna Andersen  
Steve Rogers  
Eric Jensen  
Cyd LeMone  
Todd Williams

**Yea**

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**Nay**

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**Abstain**

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\_\_\_\_\_

# City Council Staff Report

May 7, 2024

## COMMERCIAL SITE PLAN

<b>REQUEST</b>	Request for a commercial site plan for a drive-thru restaurant	
<b>APPLICANT</b>	Kevin Watson	
<b>ADDRESS</b>	1712 West Pleasant Grove Boulevard	
<b>ZONE</b>	The Grove – Interchange Subdistrict	
<b>GENERAL PLAN</b>	Grove Interchange	
<b>STAFF RECOMMENDATION</b>	Approve the Commercial Site Plan	
<b>ATTACHMENTS</b>	Property Zoning Map	4
	Property Aerial Map	5
	Site Plan	6
	Landscape Plans	7
	Overall Open Space	8
	Elevation Plans	9

## Background

The applicant is requesting approval of a commercial site plan for a drive-thru restaurant at the corner of Pleasant Grove Boulevard and North County Boulevard.

The subject property is located at 1712 West Pleasant Grove Boulevard, in The Grove – Interchange Subdistrict. The property is currently vacant and is adjacent to other retail buildings to the southwest and northwest. All surrounding properties are zoned The Grove – Interchange Subdistrict.

## Analysis

Through the subdivision process, this property was amended to allow for the expansion of North County Boulevard and Pleasant Grove Boulevard, which is why the site plan has large sections on the north and east sides that have been left empty.

### Use and Required Parking:

The proposed use is for a commercial drive-thru restaurant, which is permitted under Use #5810 – Eating Places, including quick service restaurants. Fast food restaurants are intended to be limited to a

lower density in the interchange subdistrict, and, including this proposed restaurant, there are 7 restaurants with a drive-thru in The Grove Interchange Subdistrict.

Restaurants have a parking ratio of 1 space for every 3.5 chairs, or 1 space for every 100 square feet of gross floor area, excluding the kitchen, storage area, etc., whichever is greater. Because floor plans were provided that indicate 96 indoor seats and 32 outdoor seats, staff calculates the required parking to be at 37 parking spaces. The applicant provides 62 parking spaces, which exceeds the minimum required parking.

Landscaping and open space:

Landscaping requirements within The Grove Zone – Interchange Subdistrict require a mix of landscape elements, including evergreens. At least one tree is required per 1,000 SF of required landscaped areas, and at least 30% of the total number of required trees shall be evergreen. The proposed site plan has 32 trees total, 11 of which are evergreen (~34%). Landscaped parking islands are also provided at the edges of each parking area.

A 25-foot landscape buffer is also required between the back of the curb and the building, which the applicant has provided. Most of the landscaping elements in this buffer area include several types of decorative stone and shrubs.

Open space for The Grove Interchange Subdistrict is required to be a minimum of 10% for each commercial property. The applicant provides for approximately 13,200 square feet of open space, which is about 19% of the property, and meets the open space requirement.

Height and materials:

The proposed building is approximately 5800 square feet in size, 20 feet in height to the peak of the roof (not including parapet walls). The elevation plans outline that the building will be primarily built of brick veneer and stucco. The stucco make up approximately 28% of the north and south façades of the building, which meets the material requirements for the Grove Zone.

Design Review Board:

The provided site plan was presented at the Design Review Board meeting on March 11, 2024. The Design Review Board found that the site and building met the requirements for urban design as well as building materials and design.

Planning Staff recommends the Planning Commission approve the proposed site plan and forward approval to the City Council for the site plan with the following condition:

All Final Planning, Engineering, and Fire Department requirements are met.

## **Recommendation from Planning Commission**

Pleasant Grove City Planning Commission took the following action on the described application at their meeting on March 28, 2024.

**1. Public Hearing: Site Plan – Located at 1712 West Pleasant Grove Boulevard  
(Sam White’s Lane Neighborhood)**

Public Hearing to consider a request from Kevin Watson for a commercial site plan for a drive-thru restaurant, located at 1712 West Pleasant Grove Boulevard in The Grove Zone – Interchange Subdistrict. (Administrative Item)

**RECOMMEND APPROVAL**

**MOTION:** Commissioner Phillips moved the Planning Commission forward a positive recommendation of APPROVAL for the request of Kevin Watson for a Commercial Site Plan for a drive-thru restaurant, located at approximately 1712 West Pleasant Grove Boulevard on property zoned The Grove – Interchange Subdistrict; and adopting the exhibits, conditions, and findings of the staff report, as modified by the condition below:

1. All Final Planning, Engineering, and Fire Department requirements are met.

Commissioner Martineau seconded the motion. The Commissioners unanimously voted “Yes”. The motion carried.

Motion by: Commissioner Phillips

Seconded by: Commissioner Martineau

AYE VOTES: Vice-Chair Redding and Commissioners Martineau, Phillips and Shirley

NAY VOTES:

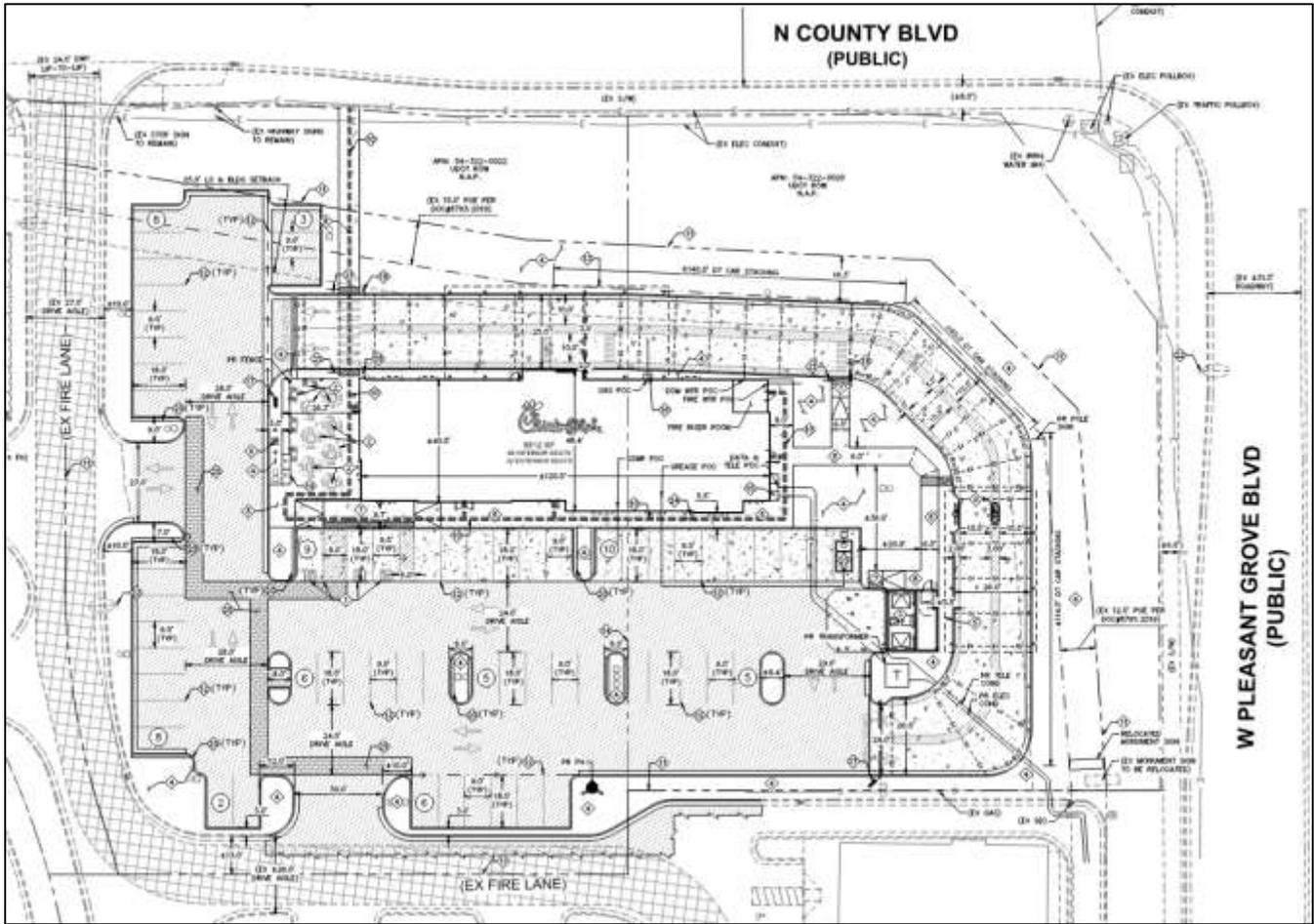
# PROPERTY ZONING MAP



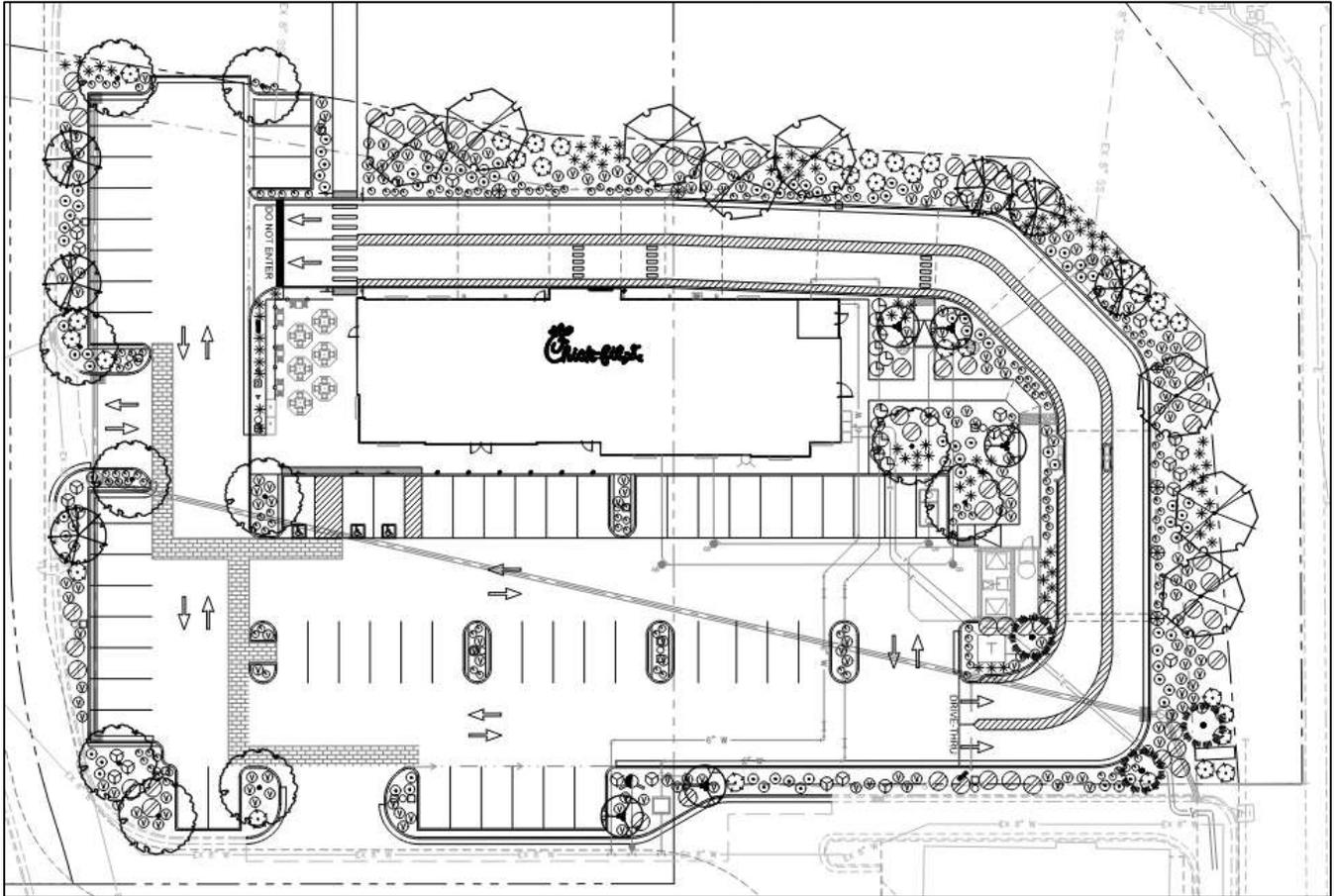
**PROPERTY AERIAL MAP**



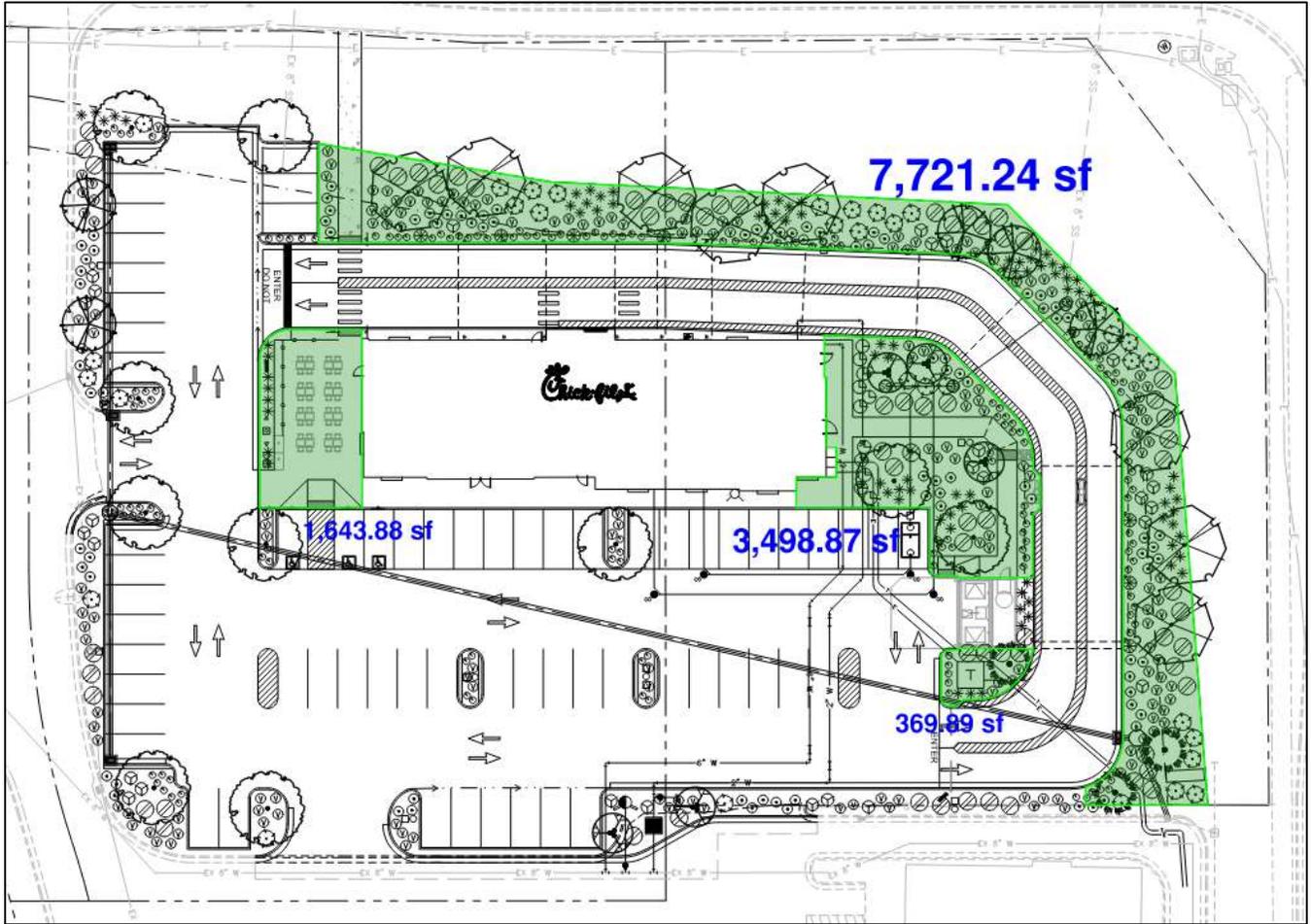
# SITE PLAN



# LANDSCAPE PLAN



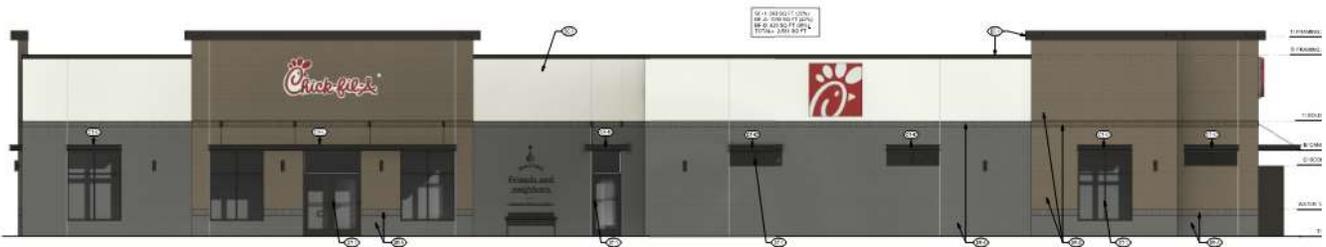
# OVERALL OPEN SPACE PLAN



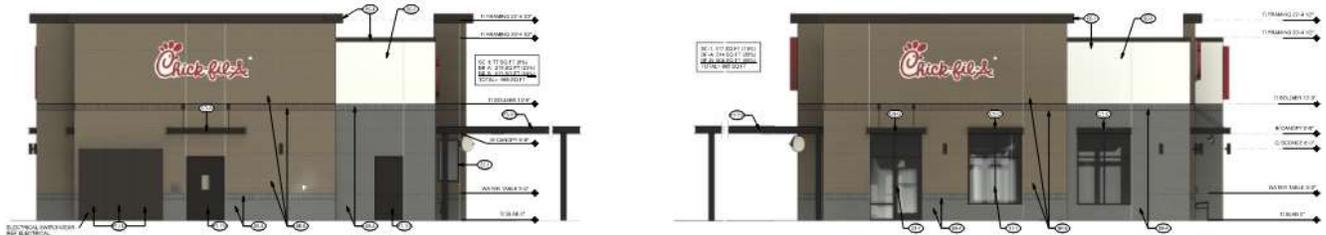
# ELEVATION PLANS



D4 EXTERIOR ELEVATION - NORTH



C4 EXTERIOR ELEVATION - SOUTH





## NOTICE OF MEETING

### OF THE

### PLEASANT GROVE CITY REDEVELOPMENT AGENCY

Notice is hereby given that the Pleasant Grove City Redevelopment Agency (RDA) will hold a public meeting on Tuesday, May 7, 2024 at 6:00 p.m. or as soon as possible thereafter, in the Community Room at 108 S 100 E, Pleasant Grove, Utah, immediately following the City Council meeting. This is a public meeting and anyone interested is invited to attend.

### AGENDA

1. Convene as the Pleasant Grove City Redevelopment Agency.
2. To consider for adoption a Resolution (2024-01RDA) adopting the Redevelopment Agency (RDA) tentative budget for FY2024-2025. *Presenter: Director Roy*
3. Review and Approve the June 20, 2023 meeting minutes.
4. Adjourn.

#### CERTIFICATE OF POSTING:

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

Posted by: /s/ Wendy Thorpe, City Recorder

Date: May 3, 2024

Time: 11:30 a.m.

\*NOTE: In accordance with the Americans with Disabilities Act, Pleasant Grove City will make reasonable accommodation for participation in the meeting. Request assistance by contacting Pleasant Grove City at (801) 785-5045, at least 48 hours prior to the meeting.

**RESOLUTION NO. 2024-01RDA**

**A RESOLUTION OF THE PLEASANT GROVE CITY REDEVELOPMENT AGENCY (RDA) ADOPTING A TENTATIVE BUDGET FOR THE FISCAL YEAR BEGINNING JULY 1, 2024 AND ENDING JUNE 30, 2025; AND PROVIDE FOR AN EFFECTIVE DATE.**

**WHEREAS**, as required by law, a tentative budget was submitted to the Pleasant Grove Redevelopment Agency (RDA) by the first meeting in May 2023, and

**WHEREAS**, it is the intent and desire of Pleasant Grove Redevelopment Agency (RDA) to comply with all applicable State and local laws regarding budgetary procedures; and

**WHEREAS**, the tentative budget was prepared in accordance with the *Uniform Fiscal Procedures Act*; and;

**WHEREAS**, on May 7, 2024 the Pleasant Grove City Redevelopment Agency (RDA) held a public meeting to review, consider, and revise the tentative budget according to the needs and benefit of the Agency; and

**WHEREAS**, according to the *Uniform Fiscal Procedures Act* a public hearing must be held to receive public comment on the Agency’s budget.

**NOW, THEREFORE, BE IT RESOLVED** that the Pleasant Grove City Redevelopment Agency (RDA) does adopt the proposed Tentative 2024-2025 Fiscal Year budget, attached hereto as Exhibit “A” and set **June 7, 2024** as the date to hold a public hearing for the purpose of receiving public comment on the City’s final budget.

**PASSED AND ADOPTED BY THE PLEASANT GROVE CITY REDEVELOPMENT AGENCY**, this 7<sup>th</sup> day of May, 2024.

\_\_\_\_\_  
Guy L. Fugal, Chair

ATTEST:

(SEAL)

\_\_\_\_\_  
Wendy Thorpe, Secretary

**Motion: Board Member** \_\_\_\_\_

**Second: Board Member** \_\_\_\_\_

<b><u>ROLL CALL</u></b>	<b><u>Yea</u></b>	<b><u>Nay</u></b>	<b><u>Abstain</u></b>
Chair Guy L. Fugal	_____	_____	_____
Dianna Andersen	_____	_____	_____
Steve Rogers	_____	_____	_____
Eric Jensen	_____	_____	_____
Cyd LeMone	_____	_____	_____
Todd Williams	_____	_____	_____

**Pleasant Grove City  
Redevelopment Agency Meeting Minutes  
June 20, 2023**

Chair: Guy L. Fugal

Board Members: Dianna Andersen  
Brent Bullock  
Eric Jensen  
Cyd LeMone  
Todd Williams

Staff Present: Scott Darrington, City Administrator  
Tina Petersen, City Attorney  
Kathy Kresser, City Recorder

The Redevelopment Agency and staff met in the Community Room, 108 South 100 East, Pleasant Grove, Utah.

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**1) ADJOURN AS THE PLEASANT GROVE CITY COUNCIL.**

**ACTION:** Council Member Williams moved to ADJOURN the Pleasant Grove City Council Meeting. Council Member Bullock seconded the motion. City Council Member vote: Dianna Andersen, Yes; Brent Bullock, Yes; Eric Jensen, Yes; Cyd LeMone, Yes; and Todd Williams, Yes. Motion carried unanimously.

**2) CONVENE AS THE PLEASANT GROVE CITY REDEVELOPMENT AGENCY (“RDA”).**

**ACTION:** Board Member Williams moved to CONVENE as the Pleasant Grove Redevelopment Agency (“RDA”). Board Member Bullock seconded the motion. Board Member vote: Dianna Andersen, Yes; Brent Bullock, Yes; Eric Jensen, Yes; Cyd LeMone, Yes; and Todd Williams, Yes. Motion carried unanimously.

**A. Public Hearing to Consider for Adoption a Resolution (2023-02RDA) Approving and Adopting the Pleasant Grove City Redevelopment Agency (“RDA”) Fiscal Year 2023/2024 Budget and Providing an Effective Date. *Presenter: Director Roy.***

Director Roy reported that the budget for the RDA needed to be adopted before June 30, 2023. She explained that there were collections for the Hammond Project. Work would need to take place with the Consultant and other agencies to determine what would be done with those funds. As for Grove Tower, that had two increments, and the 1300 West CDA was the doTERRA project. She noted that the budget information was included in the Meeting Materials Packet for review.

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

**ACTION:** Board Member Williams moved to ADOPT a Resolution (2023-02RDA) Approving and Adopting the Pleasant Grove City Redevelopment Agency (“RDA”) Fiscal Year 2023/2024 Budget providing an effective date. Board Member Jensen seconded the motion. Board Member vote: Dianna Andersen, Yes; Brent Bullock, Yes; Eric Jensen, Yes; Cyd LeMone, Yes; and Todd Williams, Yes. Motion carried unanimously.

**B. Review and Approve the May 2, 2023, Meeting Minutes.**

**ACTION:** Board Member Williams moved to APPROVE the May 2, 2023, Meeting Minutes. Board Member LeMone seconded the motion. Board Member vote: Dianna Andersen, Yes; Brent Bullock, Yes; Eric Jensen, Yes; Cyd LeMone, Yes; and Todd Williams, Yes. Motion carried unanimously.

**3) ADJOURN AS THE PLEASANT GROVE CITY REDEVELOPMENT AGENCY (“RDA”) AND RECONVENE AS THE PLEASANT GROVE CITY COUNCIL.**

The Pleasant Grove City RDA adjourned and the Pleasant Grove City Council reconvened.

**4) ADJOURN.**

**ACTION:** At 7:35 p.m. Council Member Williams moved to ADJOURN the City Council Meeting. Council Member Andersen seconded the motion. City Council Member vote: Dianna Andersen, Yes; Brent Bullock, Yes; Eric Jensen, Yes; Cyd LeMone, Yes; and Todd Williams, Yes. Motion carried unanimously.

The Redevelopment Agency Minutes of June 20, 2023, were approved by the City Council on May 7, 2024.

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Wendy Thorpe, Secretary  
City Recorder  
*(Exhibits are in the Recorder’s office.)*